



ARLINGTON COUNTY, VIRGINIA

ZOA-2023-07 | FBC-32

(Telecommunications; correct errors)

Adopted July 15, 2023

Effective July 15, 2023

At the County Board regular meeting on July 15, 2023, on a motion duly made by County Board Member Libby Garvey and seconded by County Board Member Takis P. Karantonis, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact, and recodify the Arlington County Zoning Ordinance, Articles 3, 4, 5, 6, 7, 8, 11, 12, and 18, as well as Section 3 of Appendix A (Columbia Pike Special Revitalization District Form Based Code) for the purposes of:

- A. Updating zoning requirements for telecommunications facilities to conform with the Code of Virginia;
- B. Correcting a technical error relating to fence encroachments on corner lots; and,
- C. Correct an erroneous Required Building Line between South Glebe Road and South Highland Street on the Town Center Regulation Plan, as shown in Attachments B and C.

* * *

Approved amendments are shown underlined to denote new text and ~~struck-through~~ to denote deleted text.

* * *

Attachment A

Article 4. Public (P) Districts

§4.1. Public (P) Districts Use Tables

§4.1.2 Public (P) districts principal use table

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

PUBLIC (P) DISTRICTS PRINCIPAL USE TABLE				
Use Category	Specific Use Types	S-3A	S-D	P-S
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted				
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)	<u>Small cell or micro-wireless facilities</u>	P	P	P
	<u>All-Telecommunication facilities</u>	P U	P U	P U
Unclassified (See §12.2.7.D)				
				<u>§12.7.2</u>

§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				
<u>Small cell or micro-wireless facilities</u>	P	P	P	
<u>Telecommunication facilities</u> Telecommunications antennae, building and ground mounted	P U	P U	P U	<u>§12.7.2</u>
Family day care homes (10 to 12 children)	U	U	U	§12.9.9
Family day care homes (up to nine children)	P	P	P	§12.9.9

Article 5. Residential (R) Districts

§5.1. Residential (R) Districts Use Tables

§5.1.2. Residential (R) districts principal use table

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

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										
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)	<u>Small cell or micro-wireless facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	<u>All Telecommunication facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	§12.4.9 §12.7.2
Unclassified (See §12.2.7.D)										

§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									
Swimming pools, private	P	P	P	P	P	P	P	P	§12.9.17
<u>Small cell or micro-wireless facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Telecommunication facilities</u> Telecommunications antennae, building and ground-mounted	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>§12.7.2</u>
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

Article 6. Multiple-Family (RA) Districts

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

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

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

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						
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)	<u>Small cell or micro-wireless facilities</u>	P	P	P	P	
	<u>All Telecommunication facilities</u>	P U	P U	P U	P U	§12.4.9 §12.7.2

§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					
Swimming pools, private	P	P	P	P	§12.9.17
Recreational vehicle or trailer parking	P	P	P	P	§12.9.16
<u>Small cell or micro-wireless facilities</u>	P	P	P	P	
<u>Telecommunication facilities</u> Telecommunications antennae, building and ground-mounted	P	P	P	P	§12.7.2
Vehicle maintenance and minor repairs, routine	P	P		P	§12.9.18
Vehicle, unlicensed and/or uninspected	P	P		P	§12.9.19

Article 7. Commercial/ Mixed Use (C) Districts

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

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

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

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																					
	Specific Use Types																			Use Standards	
		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
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																					
Other use categories (See §12.2.7)																					

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																	
	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	Use Standards
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																	
Agriculture (See §12.2.7.A)	All agricultural uses	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)	<u>Small cell or micro-wireless facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	<u>All Telecommunication facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	§12.7.2
Unclassified (See §12.2.7.D)																	

25 §7.1.3. Commercial/mixed use (C) districts accessory use table

26 Accessory uses in commercial/mixed use (C) districts shall include the following uses, activities
27 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																				
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
<u>Small cell or micro-wireless facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Telecommunication facilities</u> Telecommunications antennae, building and ground-mounted	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>P</u> <u>U</u>	<u>§12.7.2</u>
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

Article 8. Industrial (M) Districts

29 §8.1. Industrial (M) Districts Use Tables

30 §8.1.2. Industrial (M) districts principal use table

31 Table §8.1.2 lists the principal uses allowed within the M districts.

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					
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)	<u>Small cell or micro-wireless facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	<u>All-Telecommunication facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>§12.7.2</u>
Unclassified (See §12.2.7.D)					

Article 11. Overlay and Form Based Code Districts

§11.1. CP-FBC, Columbia Pike Form Based Code District

§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
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- communication s Facilities (§12.2.6.C)	<u>Small cell or micro-wireless facilities</u>	<u>P</u>	
	<u>All-Telecommunication facilities</u>	<u>P</u>	<u>§12.7.2</u>
Unclassified (See §12.2.7.D)	All unclassified uses		

Article 12. Use Standards

§12.2. Use Categories

§12.2.4. Public, civic and institutional use categories

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 ~~towers and~~ facilities (see Telecommunications ~~Towers and~~ Facilities); TV and radio studios; and utility offices (see Office);

§12.2.7 Other use categories

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; 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).

§12.7. Other Use Standards

§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.

Article 18. Definitions

§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.

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.

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.

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

116 services and fixed wireless services, such as microwave backhaul, and (ii) radio transceivers,
117 antennas, coaxial, or fiber-optic cable, regular and backup power supplies, and comparable
118 equipment, regardless of technological configuration.

Article 3. Density and Dimensional Standards

§3.2. Bulk, Coverage and Placement Requirements

§3.2.6. Public, civic and institutional use categories

A. Setbacks (required yards)

3. Encroachments allowed into required yards and courts

The following encroachments shall be allowed into required yards and courts

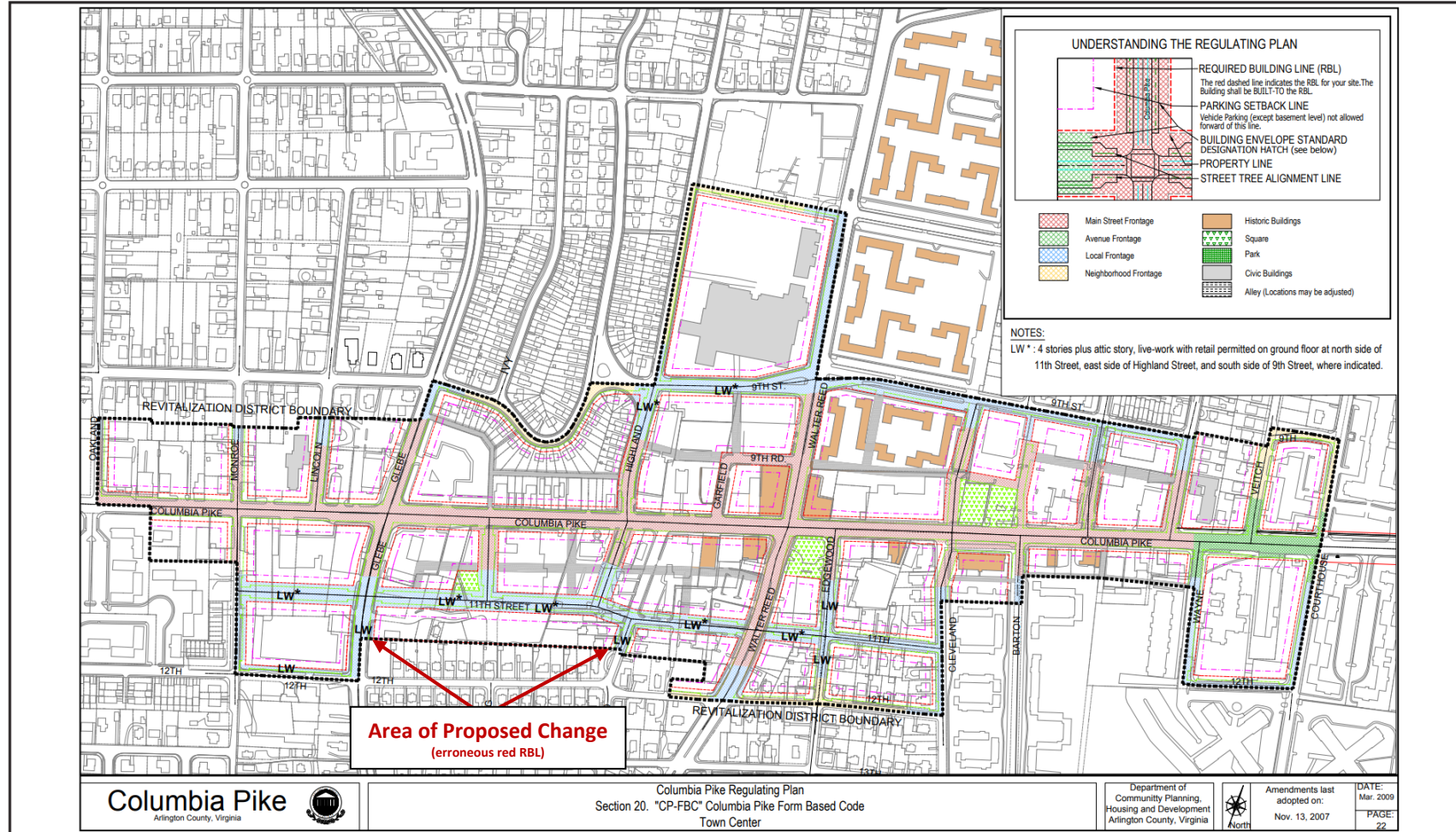
(e) Fences and walls are permitted to encroach into required setbacks and yards as follows:

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

- i. In side rear and rear 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 operated parks and open spaces, 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.

Attachment B: Existing Town Center Regulating Plan

Town Center Regulating Plan

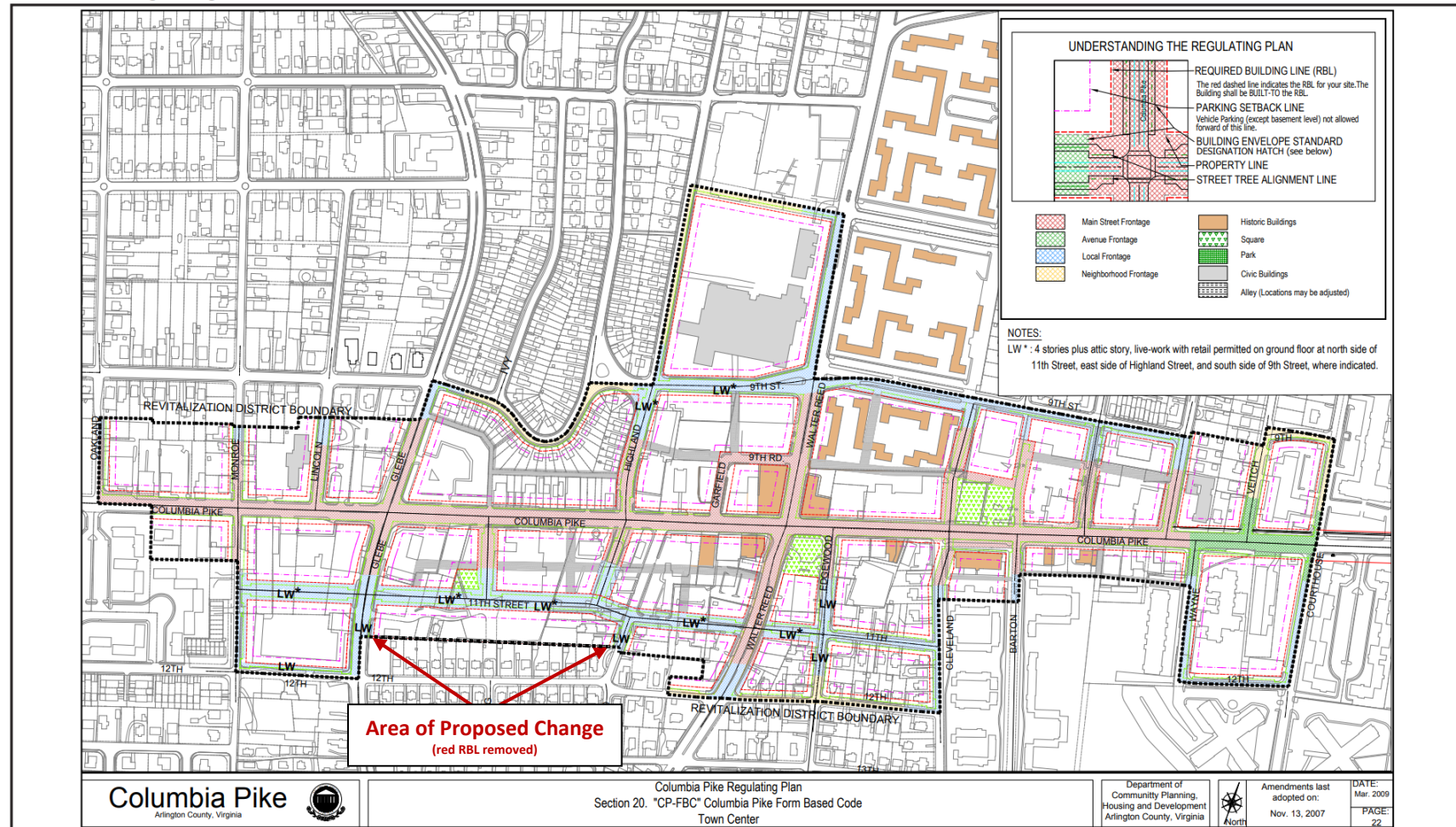


Adopted February 25, 2003
With Amendments Through February 18, 2023

Columbia Pike Neighborhoods Special Revitalization District Form Based Code 3.11

Attachment C: Proposed Town Center Regulating Plan

Town Center Regulating Plan



Adopted February 25, 2003
With Amendments Through February 18, 2023

Columbia Pike Neighborhoods Special Revitalization District Form Based Code 3.11