



ARLINGTON COUNTY, VIRGINIA

ZOA-2023-11

(Plan Langston Boulevard Implementation)

Adopted November 11, 2023

Effective November 11, 2023

At the County Board regular meeting on November 11, 2023, on a motion duly made by County Board Chair Christian Dorsey and seconded by County Board Vice-Chair Libby Garvey, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact, and recodify the Arlington County Zoning Ordinance, Article 6, Multiple-Family (RA) Districts, specifically, §6.1.2, Multiple-Family RA Districts Principal Use Table, to permit townhouse development within the Langston Boulevard Planning District and within the RA14-26, RA8-18 and RA6-15 districts to be permitted through special exception site plan approval instead of by-right; Article 7, Commercial/Mixed Use (C) Districts, specifically, §7.12.1, C-O-2.5, Mixed Use District Purpose, to reference “planning districts” instead of “Metro Transit Corridors,” as identified on the General Land Use Plan; and Article 12. Commercial/Mixed Use (C) districts, specifically, §12.3. Residential Use Standards, to include Townhouse projects within special districts, in order to facilitate the creation of a convenient, attractive and harmonious community, encourage economic development, reduce or prevent congestion in the streets, and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice.

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

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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.

A. ...

...

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 | | | | | | |
|--|---|----------|----------|--------|----------|----------------|
| 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 | | | | | | |
| Residential Use Categories (See §12.2.3) | | | | | | |
| Household Living (See §12.2.3.A) | Townhouses, neither within the “Fort Myer Heights North Special District,” nor the “Housing Conservation District,” as designated on the General Land Use Plan | 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 |
| | <u>Townhouses, within the “Langston Boulevard Planning District,” as designated on the General Land Use Plan</u> | <u>S</u> | <u>S</u> | | <u>S</u> | <u>§12.3.8</u> |

§1.1.1.

Article 7. Commercial/Mixed Use (C) Districts

§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 ~~"Metro Transit Corridors"~~ planning districts as designated ~~by the County Board~~ 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.

Article 12. Commercial/Mixed Use (C) Districts

§12.3. Residential Use Standards

§12.3.8. ~~Townhouse projects within special districts~~~~the Fort Myer Heights North Special District~~

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 [EFFECTIVE DATE], 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 the Langston Boulevard Planning District for which building permit applications have been submitted to the Inspection Services Division on or before [EFFECTIVE DATE], 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 [EFFECTIVE DATE].**

§12.3.9. [Reserved]~~Townhouse projects within the Housing Conservation District~~

~~For townhouse development projects located within the Housing Conservation District, as designated on the General Land Use Plan, the following shall apply:~~

- ~~A. Any townhouse development project 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.~~
- ~~B. Townhouse development projects 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.~~