



ARLINGTON COUNTY, VIRGINIA

ZOA-2024-04

**(C-O Rosslyn Provisions
For Additional Density)**

Adopted July 22, 2024

Effective July 22, 2024

At the County Board regular meeting on July 22, 2024, on a motion duly made by County Board Member Susan Cunningham and seconded by County Board Vice-Chair Takis P. Karantonis, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to adopt the County Manager's recommendation as reflected in the [Board report dated July 22, 2024](#) to adopt the attached zoning ordinance amendment ([Attachment 1](#)) to provide authority for the County Board to approve additional density above 10.0 FAR in the C-O Rosslyn zoning district in certain instances as outlined in the amendment text.

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Approved amendments are shown with **bold underline** to denote new text, and ~~strikethrough~~ to denote deleted text.

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Article 3. Density and Dimensional Standards

§3.1. Measurements, Computations and Exceptions

§3.1.1. Area

A. ...

...

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.

Article 7. Administration and Procedures

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

§7.15.4. Provision 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); ~~and/or~~

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

(b)(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.

Article 18. Definitions

§18.2. General Terms Defined

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.