



## ARLINGTON COUNTY, VIRGINIA

**ZOA-2024-07**

**(Structural Interior Alterations  
To Nonconforming Multifamily and  
Townhouse Dwellings)**

Adopted October 19, 2024

Effective October 19, 2024

At the County Board regular meeting on October 19, 2024, on a motion duly made by County Board Member Matt de Ferranti and seconded by County Board Vice-Chair Takis P. Karantonis, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact, and recodify Section 16.2 of the Arlington County Zoning Ordinance to enable interior structural alterations and limited additions, for window wells for basement egress, areaways, exterior stairs, ramps, and decks, in nonconforming townhouses and multifamily buildings in the RA14-26, RA8-18, RA7-16, RA6-15, and R2-7 zoning districts, to facilitate the creation of a convenient, attractive, and harmonious community, and for other reasons required by public necessity, convenience, general welfare, and good zoning practice.

\* \* \*

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

\* \* \*

# Article 16. Nonconformities

## §16.2. Nonconforming Buildings and Structures

### §16.2.3. Repairs, alterations

A. ...

B. Notwithstanding any provision to the contrary in this Ordinance, existing nonconforming one- and two-family dwellings, ~~and~~ 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.

### §16.2.4. Additions, enlargements, moving

A. ...

...

#### 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, and RA6-15 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 additions or expansions permitted through 0 shall comply with all current provisions of this zoning ordinance, except as provided in ~~§16.2.4.E.1~~ **§16.2.4.E.4(a).**

**4.(a)** Nonconforming one-family dwellings and two-family dwellings permitted to add on to or expand pursuant to 0 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.