



Memorandum

To: Long Range Planning and Zoning Committees of the Planning Commission (LRPC and ZOCO) **Date:** October 31, 2022
From: Matthew Ladd, Principal Planner
Subject: Missing Middle Housing Study: Draft General Land Use Plan and Zoning Ordinance Amendments

INTRODUCTION

The Missing Middle Housing Study was initiated in 2019 at the request of the County Board to investigate more housing options within Arlington’s lower density residential neighborhoods. The request followed recommendations from the 2015 Affordable Housing Master Plan and [regional data](#) from the Metropolitan Washington Council of Governments that cited the need to add 320,000 homes in the Washington D.C. area between 2020 and 2030 to keep pace with forecasted growth. In addition to considering approaches to increase Arlington’s housing supply, the study also has a goal of providing a wider range of housing options for households seeking to reside, or remain, in Arlington.

Currently, nearly half of the County’s land area restricts housing development to single-detached¹ dwellings. Laws excluding multi-family buildings or townhouses from these areas date back to the 1930s, and the Missing Middle Housing Study has [documented](#) the relationship between this legacy of exclusion and a lack of housing opportunities for a diverse community. This inequity in Arlington’s lower density residential areas has worsened with the growing replacement of original, smaller, single-detached housing with much larger single-detached houses. This trend of redevelopment is a result of aging housing stock, rising land costs resulting from housing demand exceeding limited supply, and restrictive zoning regulations that only enable single-detached housing forms. Given these constraints, the Board directed staff to identify potential housing options that could offer alternatives to the five- and six-bedroom individual homes that are being built when older homes are torn down and that sell for prices that are out of reach for most households.

Over the past two years, County staff has sought feedback from organizations, neighborhoods, and individuals throughout Arlington to identify [community priorities and concerns](#) for expanding housing choice, housing types that should be studied, and a preliminary policy framework for expanding housing choice in a way that balances community priorities and concerns. The following memo outlines the process to date, County Board guidance for development of General Land Use Plan (GLUP) and Arlington County Zoning Ordinance (ACZO) amendments, and a preliminary approach for crafting new policy and regulations to enable expanded housing choice.

¹ This memo uses the terms “single-detached” and “one-family” to refer to development that includes one detached house on a lot. “One-family” is the term used in the ACZO.

BACKGROUND

The following table summarizes the phases and activities of the Missing Middle Housing Study to date:

Phase	Purpose	Activities
Pre-Planning December 2019 – September 2020	<ul style="list-style-type: none"> Develop study scope, approach, and community engagement plan Research Arlington’s housing market, existing housing choices, and the evolution of land use policies and zoning 	<ul style="list-style-type: none"> Community engagement on the scope of work Research Compendium that provides a starting point for community discussion Long Range Planning Committee (LRPC) Meeting #1 County Board work session
Phase 1 October 2020 – October 2021	<ul style="list-style-type: none"> Build a common understanding of the need for expanding housing choice Identify community priorities and concerns Identify housing types to study in Phase 2 	<ul style="list-style-type: none"> Listening tour to identify community priorities and concerns Engagement on missing middle housing types Phase 1 report documenting key priorities and concerns for expanding housing choice LRPC Meeting #2 Staff report at County Board meeting
Phase 2 November 2021 – July 2022	<ul style="list-style-type: none"> Analyze housing types within Arlington’s context, including considerations for design, locations, economic feasibility, opportunities, and impacts Identify preliminary policy approaches, options, and tradeoffs for expanding housing choice 	<ul style="list-style-type: none"> Virtual walking tours of existing missing middle housing across Arlington Engagement on Phase 2 Draft Framework: online feedback, direct stakeholder outreach, and pop-up engagements LRPC Meeting #3 County Board work session
Phase 3 August 2022 – On-going	<ul style="list-style-type: none"> Consider GLUP and ACZO amendments to implement expanded housing choices Recommend areas for future study 	<ul style="list-style-type: none"> County Board-led community conversations and info sessions LRPC Meeting #4 Upcoming activities: <ul style="list-style-type: none"> Additional LRPC engagement Zoning Committee (ZOCO) engagement Planning Commission and County Board requests to advertise and public hearings Planning Commission and County Board action and public hearings

Phase 2 Framework and County Board Guidance

In the spring of 2022, County staff engaged the community on a preliminary approach for expanding the range of housing options that are allowed within Arlington’s lower density residential neighborhoods. This draft framework included specific policy choices and tradeoffs for public input that sought to balance the community priorities and concerns identified during Phase 1 of the study. Staff presented the draft framework and a summary of community feedback to the County Board at a work session on July 12, 2022. At this work session, the Board directed staff to proceed with drafting GLUP and ACZO amendments, consistent with the framework policies to allow new housing options with up to eight dwelling units, applicable in all areas zoned only for single-detached development.

The Board directed staff to draft two possible approaches for regulating these new housing options: (1) rely on current site area standards (i.e., square footage of land) and requirements for setbacks, height, coverage, and parking to regulate the number of units that can be built on a property, and (2) establish

new minimum site area standards that restrict housing types with more units to larger lots. The Board also expressed a desire to vary minimum parking requirements based on site-specific factors such as proximity to transit, cul-de-sacs, and demonstrated on-street parking availability. Finally, the Board requested that staff draft design standards for new housing types that support compatibility with the surrounding neighborhood.

Feedback from Phase 3 Engagement

A key component of Phase 3 is County Board-led engagement, including 20 community conversations with Board members held in September and October 2022. Based on the [input received](#) through these engagement opportunities, the Board has requested staff to explore additional options for key topic areas, including the number of units allowed within a multiplex, tree requirements, and a potential annual cap on development. This guidance is reflected in the draft materials prepared for Long Range Planning Committee (LRPC) and Zoning Committee (ZOCO) review.

In addition to feedback from the broader community, staff also received early input from LRPC at its [October 17 meeting](#). This was the fourth LRPC meeting on the Missing Middle Housing Study, following meetings where the Committee helped to shape the direction of the study during earlier phases. At this most recent meeting, staff presented preliminary policy approaches for expanding housing choice for areas including minimum site area, parking, and design and site layout standards. Key takeaways from the LRPC discussion include the following:

- Future discussion of a draft GLUP amendment should be considered through the lens of relevant elements of the Comprehensive Plan;
- Differing perspectives on the preferred approval process for new housing types, with some supporting a by-right process and some seeking opportunities for community review and input on development applications, particularly for larger (i.e., 6 and 8-unit) options;
- Support for a proposal to vary parking requirements based on locational factors and discussion of opportunities to further reduce parking requirements, such as through demonstrated on-street parking availability;
- Differing perspectives on the level of design standards that should be required for development;
- No support for placing annual caps on development; and
- Interest in tracking development post-implementation and evaluating whether additional amendments are necessary to support housing and other goals.

The drafting of GLUP and ACZO amendments in Phase 3 is an iterative process, and staff is continuing to evaluate how LRPC input can best be incorporated in future revisions of these amendments.

ARLINGTON'S COMPREHENSIVE PLAN

Allowing for expanded housing choice is grounded in Arlington's adopted Comprehensive Plan [Affordable Housing Master Plan](#) goals, adopted in 2015, to have an adequate supply of housing for the community's needs, ensure that all segments of the community have access to housing, and ensure that housing efforts contribute to a sustainable community. More broadly, Arlington's [Comprehensive Plan](#), originally adopted by the County Board in 1960, guides future development and ensures Arlington is a safe, healthy, convenient and prosperous community. The Comprehensive Plan has grown over time, and today consists of eleven elements that contribute to Arlington's future. The [Essential Guide to Arlington County's Comprehensive Plan](#) provides a detailed overview of all eleven elements and how they work together to guide the County's decisions. In addition to the Comprehensive Plan, Arlington has introduced a racial equity framework, [RACE: Realizing Arlington's Commitment to Equity](#), which builds on existing efforts to expand equity in areas such as digital access, housing, and public health and seeks to make equity a basic consideration in all functions of County government. Together, this emphasis on

equity and the County's existing Comprehensive Plan result in a combination of policies and programs with the aim of directing future development in a manner that results in an equitable Arlington for all.

The [Missing Middle Housing Study Research Compendium: Bulletin 5](#) provides a primer on specific policy areas within the County's Comprehensive Plan that often interface with land use planning and housing. Each section introduces information related to existing policies and programs that guide change in the particular policy area, explores data trends in the area, and provides updates related to recent or future actions that the County has taken or plans to take related to the policy area.

Since the 2020 publication of the Research Compendium, additional policies and programs have been adopted or are ongoing which interface with Arlington's planning for growth and change. Flood Resilient Arlington's Land Disturbing Activity (LDA) 2.0 upgraded the regulatory program for single-detached homes to improve on-site stormwater management, with increased emphasis on stormwater quantity, system-scale investment in major new stormwater facilities. There is also ongoing work on design guidelines to facilitate more flood resilient redevelopment on properties subject to higher risk of flooding and a Risk Assessment and Management Plan (RAMP), including climate projections, inundation maps, risk and vulnerability analyses, costs of inaction, and mitigation and adaptation strategies. A preliminary draft of the [Forestry and Natural Resources Plan](#) has also been released. The draft plan identifies numerous recommendations for tree conservation, for studying lot coverage and building placement, and leveraging special exception review to meet forestry and natural resource goals.

In the context of all these different policy areas, allowing for expanded housing choice is one of many strategies under the overarching umbrella of the Comprehensive Plan working together to enable the County's vision as a diverse and inclusive world-class urban community. However, as specific Zoning Ordinance implementation tools are being considered, there is a need to update the County's Comprehensive Plan to provide more specific land use policy guidance regarding the County's priorities for expanded housing choice.

DRAFT GENERAL LAND USE PLAN AMENDMENT

Arlington's [General Land Use Plan \(GLUP\)](#), an element of the [Comprehensive Plan](#), is the primary land use policy guide for the future development of the County. The GLUP is comprised of a map and a booklet that describes the land use vision for the County as a whole and for distinct special planning areas. The booklet also contains the County's adopted Development and Growth Goals, which articulate the County's focus on high density development within Metro Station areas and preservation and enhancement of "existing single-family and apartment neighborhoods" and to provide housing at a range of price levels and densities.

As part of the Missing Middle Housing Study's Phase 3 work, staff has drafted an amendment to the GLUP booklet that would add a new subsection (5.4) within the GLUP Booklet's "Special Planning Areas" section. The new subsection (Attachment 1) describes a new vision for expanding housing choices within Arlington's lower density residential areas. The draft GLUP amendment text describes the overall policy goals and objectives for enabling new housing options in areas currently limited to single-detached housing and ties those goals to previously adopted County plans and policies, such as the GLUP's Development and Growth Goals and the Affordable Housing Master Plan.

The draft GLUP amendment articulates the challenges with Arlington’s current exclusionary land use policy and the incompatibility of this policy with the County’s vision² and Comprehensive Plan goals. In setting forth a new vision for housing opportunities throughout the Arlington community, the draft GLUP amendment explicitly interprets the Development and Growth Goals as promoting preservation and enhancement of single-detached and apartment neighborhoods as diverse neighborhoods with a mixture of housing types, rather than mutually exclusive areas. The draft amendment also establishes consistency of this new land use vision with other elements of the Comprehensive Plan, suggests ongoing investment or coordination needs to support expanded housing choice, and references the tools in the Zoning Ordinance to implement this new land use policy.

In addition to considering changes to the GLUP booklet, staff considered if it was necessary to also amend the GLUP map to convey a policy supportive of expanded housing choice throughout the Arlington community. The GLUP map legend includes a range of densities envisioned for most land use designations, including a density range of 1-10 units/acre for the “Low” Residential designation that is typical for the R districts under consideration for expanding housing choice. Given the range of lot sizes located within Arlington’s lower density residential areas, including lots predominantly in the R-8, R-10, and R-20 districts built at 2-4 units/acre, staff anticipates that the average density of housing in “Low” Residential areas would still remain within 1-10 units per acre with incremental development of house-scaled, multi-unit land uses, such as duplexes, townhouses, and multiplexes, interspersed with existing and new single-detached development. Furthermore, as policy guidance, not regulation, the proposed amendments to the booklet are considered sufficient to convey the County’s land use planning goals and objectives for expanded housing choice.

DRAFT ZONING ORDINANCE AMENDMENT

Zoning Tool: Expanded Housing Option Development (§10.4)

The draft ACZO amendment (Attachment 2) would establish a new zoning tool to expand the housing types allowed in areas currently limited to single-detached development. This draft zoning tool is located within a new section of Article 10: §10.4, Expanded Housing Option Development. Article 10 is the zoning ordinance section that currently includes regulations for unified residential, unified commercial/mixed use, and residential cluster development. The proposed expanded housing option development section is similar to the other sections in Article 10 in that each are optional development tools that are only permitted within specified zoning districts. The draft amendment re-titles Article 10 from “Unified Developments” to “Unified, Cluster, and Housing Option Developments,” to better reflect the range of development options.

Placing the regulations for expanding missing middle housing options in Article 10, rather than within the R district regulations in Article 5, allows the County to set zoning standards for expanded housing option development that are tailored to community priorities and concerns for these housing types, such as parking, trees, and development patterns that are compatible with their neighborhood context. While many of these standards duplicate the current standards for one-family detached development (e.g., height, setbacks, coverage), some standards are more restrictive (e.g., maximum gross floor area, site layout and design standards, modifications), and some standards are less restrictive (e.g., parking requirements). A summary table comparing the draft zoning standards for expanded housing option development to current one-family standards is provided as Attachment 3.

² Arlington County Vision Statement: “Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.”

Purpose (§10.4.1)

The purpose section reiterates the purpose and goals for development under the provisions of this district and corresponds with the policies established in the draft GLUP amendment.

Applicability (§10.4.2)

Consistent with the Phase 2 framework, properties located within the R-20, R-10, R-8, R-6, and R-5 districts (“R-5 to R-20”) would be eligible for expanded housing option development. The only properties within these zoning districts that would not be eligible are those located within an established planning district on the GLUP Map. These properties are excluded because they may have more specific planning guidance within an adopted sector or area plan that would encourage redevelopment through a different planning tool, such as rezoning. Only a limited number of R-5 to R-20 zoned parcels (approximately 136 in total) are located within these planning districts, primarily within the Columbia Pike and Cherrydale Special Revitalization Districts, and a few properties in the East Falls Church Neighborhood Center District.

Uses (§10.4.3)

The uses that would be allowed under the proposed provisions of expanded housing option development are:

- Two-family³ dwellings:
 - Duplexes (i.e., two vertically stacked units within a single building),
 - Semidetached (i.e., two side-by-side units separated by a common wall),
- Townhouses with three units (i.e., three side-by-side units separated by common walls), and
- Multiple-family buildings with at least three and no more than six or eight dwelling units (i.e., triplexes, fourplexes, and other multiplexes).

The draft zoning text would add the term “expanded housing option uses” to the definitions section of the ordinance (§18.2 of the draft text). This definition encompasses all of the above-listed housing types. Modernization of other definitions could be considered through future zoning studies.

The draft text includes two options for enabling multi-family buildings. Option 1A would allow up to six units within these buildings, and Option 1B would allow up to eight units. These options are included for consideration to reflect community feedback from the Board’s Phase 3 engagement.

By-Right Development (§10.4.4.A)

Expanded housing option development on sites of one acre (43,560 square feet) or less would be permitted by-right, meaning that applications that meet all applicable requirements are approved administratively, rather than approved by the County Board. This proposal mirrors the approval process for one-family development. For sites with an area of one acre or larger, see the section below, “Special Exception Development (§10.4.4.B).”

³ This memo uses the terms “one-family,” “two-family,” and “multiple/multi-family,” to maintain consistency with terms used in the Zoning Ordinance.

Density and Dimensional Standards (§10.4.4)

Minimum Site Area

The draft text includes two options for regulating minimum site area⁴ for ZOCO and the County Board’s consideration. Only one option would be included in the amended ACZO:

Option 2A would establish a minimum site area for expanded housing option development at the same minimum lot area required for each R zoning district. For example, the recommendation for minimum site area for expanded housing option development in the R-10 district is 10,000 square feet, and the recommendation for the R-6 district is 6,000 square feet, matching the minimum lot area standards for one-family dwellings in these districts. This option would permit all of the expanded housing option uses on any site that meets the minimum site area requirements, and all other applicable standards. In practice, some housing types may not be viable on smaller sites due to maximum lot coverage and minimum parking standards that would prevent construction of larger buildings on smaller sites.

Option 2B would establish a variable minimum site area based on both the underlying zoning district (the same as in Option 2A) *and* the number of dwelling units being developed. Compared to Option 2A, this option would explicitly prohibit buildings at the higher end of the expanded housing option uses range from being built on smaller lots. Development with two to four units would be allowed on all lots meeting the minimum site area requirements. However, development with five to eight units would have different minimum site area requirements that increase incrementally by 1,000 square feet with each additional unit added, ranging from 9,000 square feet for five units to 12,000 square feet for eight units. These minimums have been informed by the consultant’s design alternatives analysis from Phase 2 of the study, as well as a review of standards from other communities that permit small-scale multi-family development, such as Asheville, North Carolina. In the R-10 and R-20 zoning districts, these minimums would be adjusted so that no requirement would be below the existing minimums of 10,000 square feet for R-10 or 20,000 square feet for R-20.

Comparison of Minimum Site Area Standards under Options 2A and 2B

Option 2A	R-20	R-10	R-8	R-6	R-5
2 - 8 dwellings	20,000	10,000	8,000	6,000	5,000
Option 2B	R-20	R-10	R-8	R-6	R-5
2 - 4 dwellings	20,000	10,000	8,000	6,000	5,000
5 dwellings		10,000	9,000	9,000	9,000
6 dwellings		10,000	10,000	10,000	10,000
7 dwellings		11,000	11,000	11,000	11,000
8 dwellings		12,000	12,000	12,000	12,000

The primary distinction between Option 2A and Option 2B is that Option 2A would allow five- to eight-unit buildings on smaller lots (ranging from 5,000 square feet to 9,000 square feet of land area, depending on the zoning district). Newly built one-family detached houses on lots sized 5,000 to 9,000 square feet typically have 3,000 to 6,000 square feet of living area, which is comparable to the expected floor area of housing types with two to four units. After accounting for additional parking spaces needed to serve multiplexes with five or more units, the individual units that could be achieved on a smaller site under

⁴ “Site area” and “lot area” are distinct terms within the Zoning Ordinance. Site area is the total land area of all lots within a development project. Lot area is the land area of an individual lot. For example, a semidetached development could have a site area of 6,000 square feet, subdivided into two separate lots of 3,000 square feet each.

Option 2A would likely be studios or smaller one-bedroom units. New one-family construction on lots larger than 9,000 square feet typically results in 4,000 to 8,000 square feet of living area, which is comparable to the expected size of multiplexes.

Minimum Lot Area and Width

The draft text distinguishes between “site area“ and “lot area” so that semidetached and townhouse dwellings can be subdivided into two or three individual lots, subject to the requirements of [Chapter 23 of the Arlington County Code \(Subdivisions\)](#). In the case of subdivisions, the total of all lots in a development must meet the minimum site area requirements, and each individual lot must meet the minimum lot size and width requirements. Minimum lot area individual semidetached and townhouse units would be 1,300 square feet, matching the current standard for the R2-7 district. Minimum lot widths would be 16 feet for townhouses (limited to three units) and 24 feet for semidetached units. These lot area and width standards would allow for fee simple subdivisions for these housing types, resulting in lots that can be individually owned.

Duplex and multi-family buildings that include vertically stacked units cannot be subdivided. The lot area and width requirements for these types are the same as the site area and width requirements. However, units within duplex and multi-family buildings can also be individually owned as condominiums or cooperatives.

Maximum Height

The draft text would apply the current one-family maximum height limit of 35 feet to the newly enabled housing options. The rules for measuring height are described in [§3.1.6](#), and no changes are proposed to that section.

Maximum Gross Floor Area

The Phase 2 framework included a limit on the overall floor area (i.e., the total square footage of all floors) within a main building that would vary based on the number of units provided. These maximum floor area limits range from 4,800 square feet for a two-unit building to 8,000 square feet for a building with five to eight units.

While the sizes of individual units would not be regulated, this requirement would result in an average unit size that decreases as the number of units increases, facilitating buildings that are comparable in scale to new one-family detached houses and that provide comparatively more modest-sized living areas in neighborhoods where new construction often results in five- and six-bedroom houses. These building size limitations would be based on gross floor area, which is defined in [§3.1.1.C](#), and would generally include all interior spaces of the main building except for garages used for parking. Floor area within accessory buildings would not count toward this standard.

Special Exception Development (§10.4.4.A)

Sites zoned R-5 to R-20 with an area of one acre or larger are primarily institutional uses, such as houses of worship, private schools, or private clubs or a single house on a very large lot. There are approximately 130 of these larger R-zoned properties within Arlington (see map in Attachment 4). While most of these sites are not expected to change use, under current zoning it is possible that they could be subdivided for by-right, one-family development consistent with existing standards.

Expanded housing option development is expected to occur incrementally on properties currently occupied by one-family dwellings, either through redevelopment or adaptive reuse of existing houses. The localized impacts of new housing types are expected to be manageable because the pace of change will be gradual and incremental, with individual development sites interspersed with existing one-family development. Sites larger than one acre that could potentially accommodate multiple buildings may need

a higher level of review to ensure that development impacts are appropriately mitigated. The draft zoning text includes two options for regulating sites larger than one acre.

Option 3A would require expanded housing option development on sites of one acre or larger to receive County Board approval of a special exception use permit. The zoning standards for use permit development would be the same as for by-right development, but the County Board would have the ability to modify these standards, consistent with the purpose and intent described in §10.4.4.B.1 of the draft zoning text. The County Board could also require development conditions that mitigate potential impacts.

Option 3B does not provide a use permit option, effectively prohibiting expanded housing option development on sites larger than one acre. Under this option staff could initiate a future study of appropriate development tools that could enable a wider range of housing types on larger sites in R zones.

Under either option, property owners would still be permitted to develop any use currently allowed within their zoning district, including one-family dwellings.

Bulk, Coverage and Placement (§10.4.4.C)

Maximum Lot Coverage

Lot coverage refers to the percentage of a lot's total square footage that is consumed by buildings, driveways, and other similar site improvements. Certain types of structures count toward a lot's coverage, and those features are specified in [§3.1.4.A](#) of the ACZO.

The current maximum lot coverage requirements for one-family dwellings were adopted in 2005.⁵ These standards vary by zoning district, and they allow additional coverage allowances for development that includes a front porch of at least 60 square feet (3% of additional coverage) and/or a rear detached garage (5% of additional coverage). For example, in the R-10 district, the "base" maximum lot coverage for a one-family dwelling is 32% of the lot area, but a development with a front porch and rear detached garage is allowed up to 40% coverage.

The draft zoning text presents two possible approaches for regulating lot coverage for expanded housing option uses. Both approaches apply the same maximum coverage that can be achieved for one-family development. Option 4A would duplicate the current one-family standards, including the additional allowances for front porches and rear detached garages. Option 4B would reallocate the 5% of additional coverage allowed for providing a rear detached garage to the base lot coverage percentage. Continuing with the example of an R-10 lot, the proposed base maximum lot coverage under 4B would be 37% for expanded housing option development, and the maximum that can be achieved with a front porch would be 40%.

Both options maintain the 3% coverage increase for front porches to support traditional neighborhood design principles and varied design features that support the overall neighborhood design aesthetics. Option 4B would remove the incentive to provide a rear detached garage, providing more flexibility for parking arrangements within the parameters for parking locations and garage widths discussed in a later section of this memo. A comparison of Options 4A and 4B from the draft zoning text is provided below.

⁵ Prior to 2005, maximum lot coverage for one-family dwellings, regardless of zoning district, was 56%, with no bonuses. Current maximums, including all bonuses, range from 33% in R-20 to 53% in R-5.

Option 4A

MAXIMUM LOT COVERAGE					
Categories	R-5	R-6	R-8	R-10	R-20
Maximum lot coverage (%)	45	40	35	32	25
Maximum lot coverage with porch(es) of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	48	43	38	35	28
Maximum lot coverage with detached garage in the rear yard (%)	50	45	40	37	30
Maximum lot coverage with detached garage in the rear yard and porch of at least 60 square feet (exclusive of any wrap around or side portion) on the front elevation (%)	53	48	43	40	33

Option 4B

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 porch(es) of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	53	48	43	40	33

To maintain consistency with the scope of the Missing Middle Housing Study, the draft zoning text is consistent with existing standards for one-family development. Standards for lot coverage and other related regulations may be examined as part of future studies. For example, the County’s [draft Forestry and Natural Resources Plan](#) recommends considering zoning changes to better align lot coverage requirements with County goals for natural resource management and housing.⁶

Maximum Main Building Footprint

The draft zoning text maintains the identical standards for maximum square footage for a main building footprint as specified in the existing ACZO for one-family dwellings. These standards set both a maximum percentage and a square footage cap, with additional footprint allowed with the provision of a front porch. Groups of two semidetached units or three townhouse units would be considered a single main building for the purposes of calculating the maximum footprint.

Setbacks (§3.2.6)

The draft would amend §3.2.6 so that expanded housing option development setback requirements maintain the same standards as for one-family dwellings. Minimum setback requirements from the street right-of-way and rear lot line are generally 25 feet, and setbacks from side yards vary based on the underlying zoning district. A useful [illustration](#) of these one-family setback standards is provided on the County website. Provisions specified in [§3.2.6.A.1.e.1](#) for one-family dwellings that allow reduced street setbacks, based on the average setback of existing buildings on the same side of the block, would also apply to expanded housing option development.

Accessory Uses (§10.4.5)

The draft zoning ordinance amendment would permit expanded housing option development to include all accessory uses allowed in R districts, per the R districts accessory use table specified in [§5.1.4](#) of the ACZO, with the exception of accessory dwellings. The proposed zoning text would provide the ability to

⁶ Strategic Direction 1.2.3.1, pages 29 – 31 of the August 1, 2022, draft

add housing units to a property with comparatively fewer restrictions than the zoning standards for accessory dwellings. Due to lot coverage restrictions and height restrictions on detached accessory dwellings, allowing detached accessory dwellings in combination with expanded housing option development could encourage inefficient site layouts that interfere with objectives for stormwater management or retention of mature trees.

Uses that require County Board approval of a use permit in R districts would maintain the same approval requirement for expanded housing option development, and all applicable use standards in Article 12 would remain in effect.

Parking

Minimum Parking Requirements (§10.4.6.A)

At its July 12 Missing Middle Housing Study work session, the County Board provided guidance for staff to develop parking standards that vary based on a site’s location and the availability of on-street parking. The draft zoning text would require a minimum amount of parking to be provided based on two site-specific factors: 1) proximity of the site to a transit station or stop, and 2) whether or not the site is located on a cul-de-sac.

Sites located within ¾ mile from a Metrorail station, ½ mile from the Premium Transit Network stop (i.e., Columbia Pike and Crystal City/Potomac Yard Transitway), or ¼ mile from a Primary Transit Network stop (i.e., higher frequency bus routes) would be required to have a minimum of **0.5 parking spaces per unit**. The Premium and Primary Transit Networks are mapped on the County’s [Master Transportation Plan](#). Areas located outside these transit proximity areas would be required to have a minimum of **1 parking space per unit**. Due to their site geometry and limited on-street parking opportunities, sites located on cul-de-sacs would be required to have 1 parking space per unit, regardless of transit proximity.

The following table shows the approximate number of R-5 to R-20 zoned properties that are located within each of the transit distances specified in the draft zoning ordinance amendment.⁷ A map of these properties is included as Attachment 5.

Category	Approximate Number of Properties	Percent of Total R-5 to R-20 Properties
Within ¾ mile of Metrorail station	8,141	27.8%
Within ½ mile of Premium Transit Network stop (not within ¾ mile of Metrorail)	3,161	10.8%
Within ¼ mile of Primary Transit Network stop (not within ¾ mile of Metrorail or ½ mile of Premium Transit Network)	8,729	29.8%
Outside transit proximity areas	9,230	31.5%
Total R-5 to R-20 Properties	29,261	

The following table indicates the minimum number of parking spaces that would be required for lots with varying parking standards:

⁷ This table includes properties located on a cul-de-sac, which would not be eligible for the 0.5 parking spaces per unit standard.

Number of Dwelling Units	Minimum On-Site Parking Spaces (0.5 parking spaces per unit)	Minimum On-Site Parking Spaces (1 parking space per unit)
2	1	2
3	2	3
4	2	4
5	3	5
6	3	6
7	4	7
8	4	8

Some sites that are further from transit options may have underutilized on-street parking, and the Master Transportation Plan encourages use of on-street parking as an alternative to requiring additional paving for off-street parking on private development.⁸ Therefore, the draft zoning text includes the ability to request administrative approval of a parking reduction from 1 space per unit to no fewer than 0.5 spaces per unit if a parking survey conducted by the County demonstrates that the parking occupancy of the block is below 65% of available on-street spaces. This parking survey must also demonstrate that the number of reduced parking spaces, if added to the spaces occupied in the survey, does not exceed 85% occupancy of available spaces on the block. The use of parking surveys to reduce the required number of spaces is adapted from the current parking standard for accessory dwellings specified in §14.3.7 of the ACZO.

Cul-de-sac sites are not eligible for reduced parking requirements with a parking survey. Example scenarios demonstrating how parking requirements could be reduced with a parking survey are included as Attachment 6.

Parking Space Locations (§10.4.6.B)

Some expanded housing option uses will require more parking spaces than are typically provided for one-family development. The draft zoning text would include new standards for the location of parking spaces that would balance the objectives of encouraging site designs that reflect neighborhood context and discouraging excessive impervious cover. The draft would prohibit placing more than two parking spaces between the building and the street in R-5, R-6, and R-8 districts, with no more than three parking spaces allowed in R-10 and R-20 districts, where lots are wider. The draft would also prohibit open-air “tuck-under” parking arrangements facing the front or side yards, requiring that all parking located below the building be located within a garage. Tuck-under parking facing a rear yard would be permitted, as rear parking areas would be hidden from public view.



Example of open-air tuck under parking in a 1950s-era building. This type of parking would be required to be enclosed under the draft zoning text.⁹

Article 14 Parking Standards (§14.3.3)

The general requirements for parking in Article 14 would be amended to specify that, for the purposes of allowing parking in setback areas and accessing off-street parking spaces from the street, expanded

⁸ [MTP Parking and Curb Space Management Element](#), Policy 3 (pages 10-11)

⁹ Image source: Arlington County CPHD

housing option development would have the same standards as one-family, two-family and townhouse residential development. The draft would also specify that tandem parking spaces are allowed with expanded housing option development, but each set of tandem spaces would count as one space when determining compliance with parking requirements as is customary zoning practice for considering tandem parking to meet minimum parking requirements.

Design and Site Layout Standards

Per the County Board’s guidance from the July work session, the draft zoning text includes the following design standards that are intended to promote traditional neighborhood development patterns and compatibility with existing neighborhoods. Following the LRPC discussion at its October 17, 2022, meeting, staff is continuing to consider additional standards for inclusion in future drafts of the zoning text. Because the County has limited ability to impose similar standards for by-right one-family development, staff is also considering how additional design standards would impact a builder’s choice to pursue expanded housing option development versus a large one-family replacement house.

Garage Wall Width (§10.4.6.C)

The draft would require the width of a street-facing garage attached to expanded housing option development to not exceed 50% of the street-facing façade of the entire structure. This standard would support attractive, pedestrian-oriented site design.

Building Entrance Orientation (§10.4.6.D)

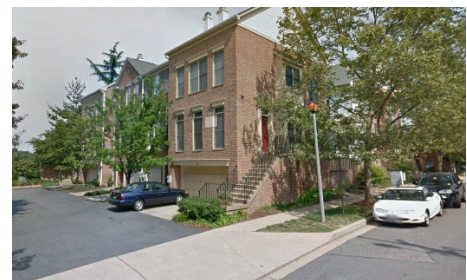
The draft text would require duplexes and multi-family buildings to have at least one exterior entrance facing the street or opening onto a porch that faces the street. For interior lots, entrances facing a side yard would be limited to one entrance on each side of the building. Corner lots would be limited to one entrance on each side of the building that faces an adjacent lot line. These standards would encourage building orientation that addresses the street and is consistent with typical one-family detached development.

The draft standard for duplex entrances is inconsistent with the current definition of duplex dwellings in §18.2 of the ACZO, which prohibits two front entrances. Therefore, the draft zoning text includes an option to amend this definition to allow two front entrances for duplexes.

For semidetached and townhouse buildings, each individual unit would be required to have an entrance facing a street. This standard would prevent semidetached and townhouses designs that are oriented to a side yard.



Example of a stacked duplex with two street-facing entrances¹⁰



Example of side-oriented townhouses, which would not be allowed under the draft text for expanded housing option development¹¹

¹⁰ Image source: missingmiddlehousing.com

¹¹ Image source: Google Maps

On-site Trees (§10.4.6.E)

Tree canopy requirements for development in Arlington are located in the [Chesapeake Bay Preservation Ordinance \(CBPO\)](#), rather than the zoning ordinance. The CBPO tree canopy standards are specified in the Code of Virginia and require the provision of minimum tree canopy coverage for residential lots based on a dwelling units per acre standard.¹² Within Arlington, this CBPO tree canopy requirement for one family development in R-5 to R-20 zoning districts is 20%, based on projected canopy at a maturity of 20 years. If the draft ACZO amendments for expanded housing option development are adopted, the CBPO requirement for 20% canopy for one-family development would continue to apply to one-family development because the current R district regulations in Article 5 would not change. However, the CBPO canopy standard for expanded housing option development, in most cases, would be either 10% or 15%, depending on the number of dwellings in a building and the minimum site area for the zoning district. The percentage would be lower than the requirement for one-family development because the Code of Virginia specifies the lower percentage for residential development when there are a greater number of dwelling units per acre.

To support a greater number of trees retained or planted than the minimum 10% or 15% CBPO requirement, the draft includes an option (Option 6A) that would require at least one shade tree per dwelling unit to be either retained or planted for expanded housing option development. The County maintains a [list of shade trees](#) that would meet this requirement for newly planted trees. Trees preserved or planted to meet this site design requirement would also count toward a development's CBPO tree canopy requirement. Depending on the specific development proposal (e.g., number of dwellings, site area, tree species), Option 6A would generally result in tree canopy coverage that is closer to parity with the CBPO requirement for one-family development. Furthermore, this standard would also apply to adaptive reuse or existing dwellings, which are not subject to the CBPO requirement because such renovations and alterations would not result in site grading and other land disturbance activity that would trigger the application of the CBPO requirement.

Alternatively, Option 6B would not require any additional landscaping or tree canopy coverage for expanding housing option development, relying solely on the existing, state-mandated CBPO standards.

Screening (§10.4.6.E)

This section requires screening for HVAC units and trash collection areas, similar to the requirements in other zoning districts that currently allow two-family and townhouse development.

Limits on Annual Permit (§10.4.7)

Following the County Board's Phase 3 community conversations in September and October 2022, the Board requested that staff develop an option within the draft zoning text that would address community concerns about impact of zoning changes on the pace of redevelopment of existing housing. The attached draft of the ACZO amendment includes an associated placeholder, while staff considers appropriate options for potentially placing annual limits on development activity. Staff will be considering approaches that have a geographic component that could discourage concentration of development. Staff will also consider approaches that support a mix of housing types and whether limits should be placed on retrofits of existing housing or just on new construction. The draft text will also include an option not to cap

¹² Code of Virginia [§15.2-961](#) prescribes the following percentages of tree canopy coverage for residential sites:

- 10% for residential sites zoned 20 or more units per acre
- 15% for residential sites zoned between 10-20 units per acre
- 20% for residential sites zoned 10 units or less per acre

development, reflecting feedback from the October 17 LRPC meeting. Staff will present preliminary approaches on this topic at a future ZOCO meeting.

Residential Use Standards for Two-Family Dwellings (§12.3.11)

The current provisions of [§12.3.11](#) specify the locations where duplexes and semidetached dwellings may be built in the R-5 and R15-30T districts. Duplex and semidetached dwellings require use permit or site plan approval in these districts. The draft zoning text would clarify that these provisions would not apply to expanded housing option uses developed under §10.4.

The draft does not include changes to standards for existing two-family development that was previously approved by use permit or site plan in R districts. These properties will continue to be subject to applicable standards in the ACZO as well as any conditions adopted by the County Board as part of their approval

Signs (§13.5 and §13.6)

The draft zoning text would specify that expanded housing option development would be subject to the same sign regulations as one-family and two-family development as specified in [§13.5](#). These standards are the most restrictive sign regulations in the County and would prohibit sign types that are allowed for multi-family and townhouse development in RA districts, such as awning signs, canopy signs, banners, and permanent freestanding signs with commercial messages. This is consistent with the approach of regulating expanded housing option uses with similar standards to one-family development.

Minor technical edits to §13.5.1.A would clarify that §13.5 applies to all R districts, rather than just the “one-family” R districts. Similarly, a reference in this section that excludes R-C districts would be deleted. This reference is unnecessary since the ACZO categorizes the R-C district as a Commercial/Mixed Use (C) District.

Board of Zoning Appeals (§15.6)

The draft zoning text proposes that expanded housing option development would not be eligible for use permits granted by the Board of Zoning Appeals (BZA). Property owners in R-5 to R-20 districts would still be able to request modification of placement standards with a BZA use permit application for uses allowed under Article 5, including one-family detached dwellings. However, since expanded housing option development is an optional by-right development tool, opportunities for modification of zoning standards should be limited.

State code also grants the BZA the authority to grant variances, defined as “a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure ([§15.2-2201](#)).” The County cannot restrict a property owner from seeking a variance, so variances would be possible for expanding housing option development. However, the standard for granting a variance is higher than the standard for a BZA use permit. In calendar year 2021 the BZA considered nine variance applications and approved only three of those. Additional information on the variances, including approval criteria, can be found on the [BZA website](#).

Nonconformities

Nonconforming lots (§10.4.4.A.2)

The zoning ordinance currently allows development on lots that do not meet the minimum lot size or width requirements if those lots were recorded under one ownership prior to July 15, 1950 ([§16.1.1](#)). This provision currently allows for the redevelopment of one-family dwellings on legally nonconforming lots in R-5 to R-20 districts. The draft zoning text states that expanded housing option uses would also be allowed on legally non-conforming lots. Under Option 2B, development with five to eight units would be permitted on legally nonconforming lots only if the minimum site area requirement, ranging from 9,000

square feet to 12,000 square feet, is met. Options 2A and 2B are discussed in the “Minimum Site Area” section of this memo.

Nonconforming Buildings (§16.2)

Nonconforming buildings typically include older houses built prior to the adoption of stricter zoning standards such as increased setback or parking requirements. The draft zoning text would allow for the adaptive reuse of nonconforming buildings to become expanded housing option uses. For example, an existing one-family home could be converted to a duplex or triplex if building code requirements are met.

Additions and expansions of nonconforming expanded housing option uses, such as older two-family dwellings within R-5 and R-6 districts, would be allowed as long as the addition/expansion complies with all provisions of the ACZO. For example, an addition to a building that exceeds current side yard setback requirements would be allowed if the addition complies with all setback requirements and the overall development does not exceed maximum lot coverage and main building footprint coverage.

Nonconforming buildings that do not meet current parking standards would also need to provide an amount of parking on-site to meet current requirements if an addition/expansion is sought. Also, consistent with the current standards for one-family development, vertical additions/expansions would be allowed above portions of a nonconforming dwelling that encroach into a setback area.

Nonconforming Condominium or Cooperative Conversion (§16.6)

The zoning ordinance currently requires nonconforming buildings to receive County Board use permit approval to convert rental housing to a condominium or cooperative. The draft zoning ordinance amendment presents two options. Option 8A would exempt expanded housing option development from the use permit requirement, which would remove a potential barrier to creating owner-occupied housing options when nonconforming buildings are converted to multi-unit properties. Option 8B would leave this requirement in place for expanded housing option development.

Draft GLUP Booklet Amendment – Missing Middle Housing Study

Special Planning Areas

5.4 Lower Density Residential Areas: Vision for Greater Sustainability and Expanded Housing Choice

Arlington’s land use vision has focused transit-oriented development along the County’s Metro and commercial corridors, preserving the majority of Arlington’s residential land area for single-family detached housing.

While Arlington’s progressive policies to support growth along transit corridors (Rosslyn-Ballston, Richmond Highway and Columbia Pike) enabled production of multifamily housing typically more affordable than single-family detached housing, the exclusionary nature of Arlington’s planning vision for the rest of the County’s residential land area has contributed to economic and racial segregation. The high cost of single-detached housing relative to other housing options may limit access to racial groups with less wealth than white households. The areas of Arlington zoned primarily for single-detached housing overlap with census tracts where 70% or more of the population is white.

This inequity in Arlington’s lower density residential areas has worsened with the growing replacement of original, smaller, housing with much larger houses as a result of aging housing stock, rising land costs resulting from housing demand exceeding limited supply, and restrictive zoning regulations that only enable single-detached housing forms. These new homes are attainable to only the highest end of the home-buyer market.

The negative impacts of ongoing change in Arlington’s lower density residential areas requires a refined General Land Use Plan vision for these areas that allows for a range of housing options, to ensure that Arlington can live up to its overall vision as a diverse, sustainable, and inclusive community. This refined vision for Arlington’s lower density residential areas should build upon the County’s Development and Growth goals, particularly to “preserve and enhance existing single-family and apartment neighborhoods” and to provide housing at a range of price levels and densities. This approach should also build from the Affordable Housing Master Plan goals, adopted in 2015, to have an adequate supply of housing for the community’s needs, ensure that all segments of the community have access to housing, and ensure that housing efforts contribute to a sustainable community.

Given the need for a new approach to realize the County’s vision and associated goals, Arlington’s lower density residential areas should include a wider range of low-scale, low density housing choices including not only single-detached homes, but other housing types that can blend into the surrounding context and sustain diverse access to these neighborhoods into the future, including accessory dwellings, duplexes, triplexes, townhomes, and small, low-rise multi-family buildings. Expanded housing choice in the County’s low-density residential areas should be complemented and sustained by the guidance and investment provided for by Arlington’s Comprehensive Plan and Capital Improvement Plan, including but not limited to opportunities for historic preservation, energy efficiency investment,

intentional tree canopy and stream conservation, and long-term investment in public facilities such as schools, community centers, parks, transportation, and infrastructure including water, sewer, streets, and solid waste.

Consistent with the County's overall vision, specific goals for lower density residential areas are as follows:

- **Economic Sustainability:** Providing equitable housing options through new choices for more Arlingtonians at wider income levels and stages of life throughout the Arlington community.
- **Environmental Sustainability:** Including opportunities for tree planting, options for reduced on-site parking requirements, more compact building design, and leveraging the capacity of existing and planned future infrastructure investments.
- **Neighborhood Vibrancy:** Building on and maintaining valued neighborhood features including community and public uses, enhanced walkability, emerging micromobility, opportunities for connections to nature, connections to neighbors, and diversity and inclusion.

To help realize this newly refined vision and goals for Arlington's lower density residential neighborhoods, following a multi-year Missing Middle Housing Study to increase housing choice and supply, [insert County Board actions on Zoning Ordinance amendment; specific language will be drafted as draft zoning text is refined].

This vision will also be realized through updates and implementation of recommendations from other various elements of the County's Comprehensive Plan, including but not limited to Plan elements addressing forestry and natural resources, transportation and transit, housing, and stormwater, as well as the Capital Improvement Plan.

Draft Zoning Ordinance Amendment – Missing Middle Housing Study

Proposed amendments are shown with **bold underline** to denote new text, and ~~**bold strikethrough**~~ to denote deleted text. Where two options for amendments are indicated for consideration, these options are indicated in **red text**. New subsection §10.4 is shown with underline only, rather than **bold underline**, because all of the text is new.

Where paragraphs are added or deleted, all subsequent paragraphs are renumbered accordingly, and all references throughout the Zoning Ordinance are updated accordingly.

Article 3. Density and Dimensional Standards

§3.2. Bulk, Coverage and Placement Requirements

§3.2.6. Placement

The following regulations shall govern the placement on a lot of any building or structure, or addition thereto, hereafter erected, except as may be allowed by site plan approval or as otherwise specifically provided in this Zoning Ordinance:

A. Setbacks (required yards)

1. Setbacks from any street

No structure shall be located closer to the centerline of any street or officially designated street right-of-way (as defined in this zoning ordinance) than 50 percent of the height of the building. For the purpose of determining setbacks, a limited access highway shall be considered as an abutting lot and not as a street or street right-of-way. Structures shall be set back from streets no less than as follows:

(a) ...

(e) **For all one- and two-family dwellings, all expanded housing option development subject to §10.4, and their accessory structures**

No structure shall be located less than 25 feet from any street right-of-way line, except that the distance between any street or officially designated street right-of-way line and the front wall of a structure, with the exception of stoops and covered or uncovered but unenclosed porches, may be reduced as follows:

(1) The distance shall be at least the average of the distances between the street right-of-way line, and the edges of the front walls of existing structures located on the frontage where the structure is proposed to be located, subject to approval by the Zoning Administrator, of a plat showing all existing structures located on the subject frontage;

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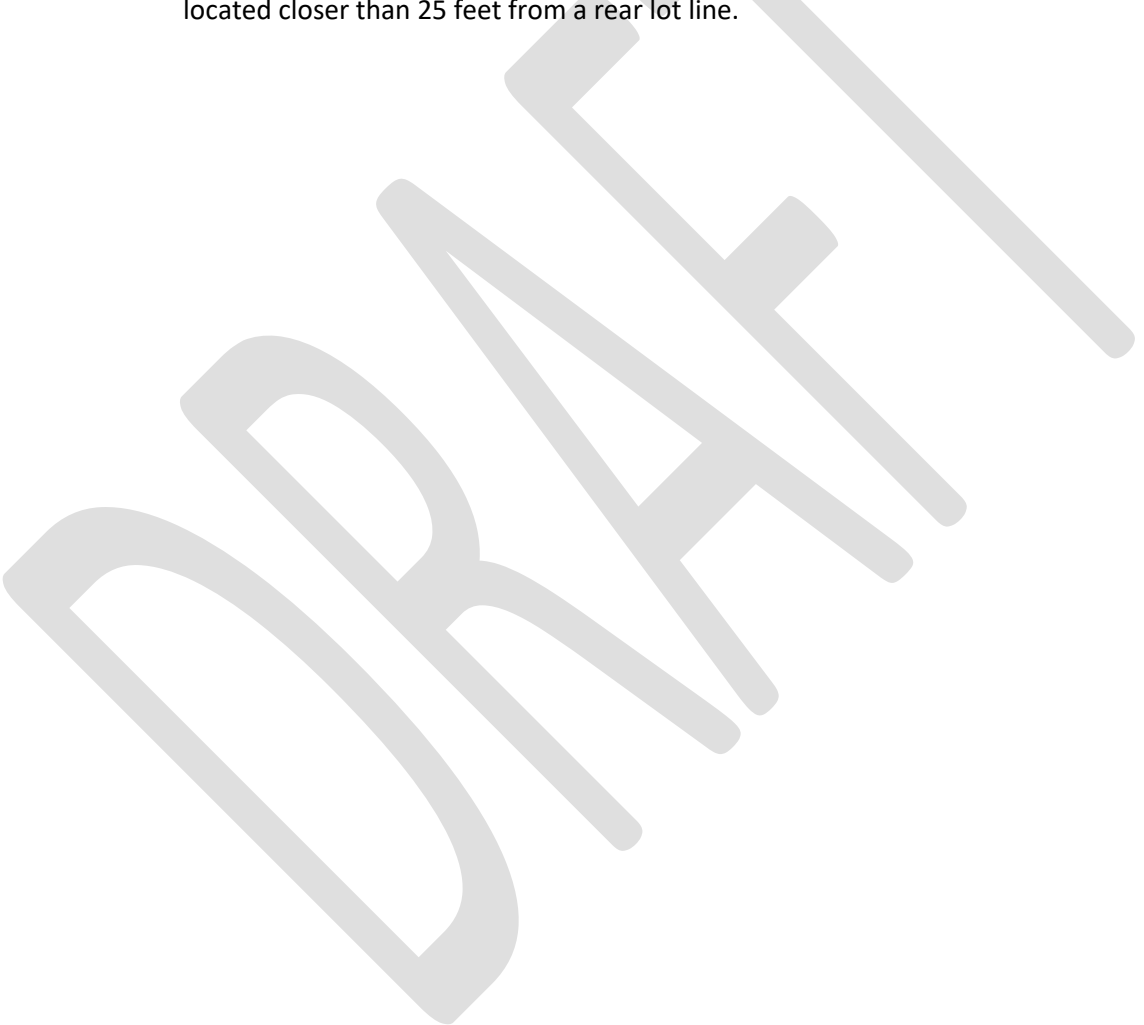
- (2) The distance shall be at least 15 feet, provided, however, that no parking garage shall be located closer than 18 feet from the street right-of-way line; and
- (3) No structure located within 25 feet of a street right-of-way line shall exceed 2 ½ stories.

2. Side and rear yards

No structure shall be located closer to side or rear lot lines than as follows:

- (a) ...
- (b) **For all one-family dwellings, all expanded housing option development subject to §10.4, and their accessory structures**

10 feet, provided that one side yard may be reduced to eight feet. The aggregate width of both side yards on any lot shall not be less than 30 percent of the required width of the lot, provided that on interior lots no structure shall be located closer than 25 feet from a rear lot line.



42 **Article 10. Unified, Cluster, and Housing Option**
43 **Developments**

44 **§10.1. Unified Residential Developments**

45 **§10.1.3. Minimum requirements**

46 Any unified residential development shall comply with the zoning requirements applicable to
47 the site and the following requirements, unless the County Board, after it finds that such
48 modifications will better accomplish the purposes and intent of §10.1.1, modifies some of
49 those requirements by use permit, as permitted in §10.1.5:

50 **A. Density**

51 The maximum number of dwelling units shall be determined by the County Board,
52 depending on the design and configuration of the development, up to a maximum
53 number arrived at by dividing the site area, together with the area of any part of the site
54 to be dedicated for public right-of-way, by the required minimum lot area of the district
55 applicable to the site, as specified in Article 5.

56 **§10.3. Residential Cluster Development**

57 **§10.3.5. Density**

58 The maximum number of dwelling units shall be determined by the County Board, depending
59 on the design and configuration of the development, up to a maximum number arrived at by
60 dividing the site area, together with the area of any parts of the site that have been dedicated
61 for public right-of-way, by the required minimum lot area of the district applicable to the site,
62 as specified in Article 5.

63

64 **§10.4. Expanded Housing Option Development**

65 **§10.4.1. Purpose**

66 The purposes of this §10.4 are to:

- 67 **A.** Promote the creation of housing options suitable for meeting the current and future
- 68 needs of Arlington;
- 69 **B.** Provide opportunities to increase housing supply and the range of housing options, at
- 70 variety of price levels and sizes, available throughout Arlington;
- 71 **C.** Support environmental goals by encouraging more compact housing options, tree
- 72 conservation and planting, options for reduced on-site parking requirements, and housing
- 73 that can make use of existing infrastructure; and
- 74 **D.** Preserve and enhance valued neighborhood features, including walkability, opportunities
- 75 for connections to nature, and a low-rise pattern of development.

76 **§10.4.2. Applicability**

77 The provisions of this subsection shall apply to properties which meet all of the following

78 requirements:

- 79 **A.** The property is located in either the R-20, R-10, R-8, R-6, or R-5 districts; and,
- 80 **B.** The property is located entirely outside of a planning district as identified on the General
- 81 Land Use Plan Map.

82 **§10.4.3. Uses**

83 Expanded housing option development shall include the following uses:

- 84 **A.** Duplexes
- 85 **B.** Semidetached
- 86 **C.** Townhouses (limit of 3 units)
- 87 **OPTION 1A**
- 88 **D.** Multiple-family (limit of 6 units)

- | |
|--|
| <p>89 OPTION 1B</p> <ul style="list-style-type: none"> D. <u>Multiple-family (limit of 8 units)</u> |
|--|

90 **§10.4.4. Density and dimensional standards**

- 91 **A.** By-right
- 92 By-right development in accordance with §10.4 shall comply with the following standards,
- 93 except as otherwise expressly allowed or stated in this ordinance.

OPTION 2A

Type of Standard	R-20	R-10	R-8	R-6	R-5
<u>Site area, minimum (sq. ft.)</u>	20,000	10,000	8,000	6,000	5,000
<u>Site area, maximum (sq. ft.)</u>	43,560				
<u>Lot area, minimum (sq. ft.)</u>					
Duplexes or multiple-family	20,000	10,000	8,000	6,000	5,000
Semi-detached or townhouses	1,300	1,300	1,300	1,300	1,300
<u>Lot width, minimum (feet)</u>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<u>Height, maximum (feet)</u>	35				
<u>Main building gross floor area, maximum (sq. ft.)</u>	2 units: 4,800 3 units: 6,000 4 units: 7,200 5-8 units: 8,000				

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1. In the case of any subdivision of a group of semidetached or townhouse dwelling units, the deed of dedication shall commit sufficient common land so that the total site satisfies the area requirements of this zoning ordinance for all units. Moreover, the deed of dedication shall provide to each lot the right to use the land required by this zoning ordinance for parking (where parking is not on the lot of the dwelling unit), as well as the right to use land dedicated to other common uses, and for easements for access to public streets and other common area.
 2. 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 any use allowed in §10.4.3.

OPTION 2B

Type of Standard	R-20	R-10	R-8	R-6	R-5
<u>Site area, minimum (sq. ft.)</u>					
2 - 4 dwellings		10,000	8,000	6,000	5,000
5 dwellings		10,000	9,000	9,000	9,000
6 dwellings	20,000	10,000	10,000	10,000	10,000
7 dwellings		11,000	11,000	11,000	11,000
8 dwellings		12,000	12,000	12,000	12,000
<u>Site area, maximum (sq. ft.)</u>	43,560				
<u>Lot area, minimum (sq. ft.)</u>					
Duplexes or multiple-family	Minimum site area				
Semi-detached or townhouses	1,300	1,300	1,300	1,300	1,300
<u>Lot width, minimum (feet)</u>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<u>Height, maximum (feet)</u>	35				
<u>Main building gross floor area, maximum (sq. ft.)</u>	2 units: 4,800 3 units: 6,000 4 units: 7,200 5-8 units: 8,000				

1. In the case of any subdivision of a group of semidetached or townhouse dwelling units, the deed of dedication shall commit sufficient common land so that the total site satisfies the area requirements of this zoning ordinance for all units. Moreover, the deed of dedication shall provide to each lot the right to use the land required by this zoning ordinance for parking (where parking is not on the lot of the dwelling unit), as well as the right to use land dedicated to other common uses, and for easements for access to public streets and other common area.
2. 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.
3. 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 8 dwelling units, subject to the minimum site area requirements provided in §10.4.4.A.

Option 3A

B. Special exception

1. The purpose and intent of special exception approvals of expanded housing option development on larger sites is to:
 - (a) Promote flexible, 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 [EFFECTIVE DATE] shall 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.

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Type of Standard	R-20	R-10	R-8	R-6	R-5
Site area, minimum (sq. ft.)	43,560				
Lot area, minimum (sq. ft.)					
Duplexes or multiple-family	20,000	10,000	8,000	6,000	5,000
Semi-detached 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
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
Height, maximum (feet)	35				
Gross floor area of each main building, maximum (sq. ft.)	2 units: 4,800 3 units: 6,000 4 units: 7,200 5-8 units: 8,000				

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Option 3B
 Remove §10.4.4.B. This option would not allow expanded housing option development, either by-right or by special exception) on any lot with an area of one acre or greater on [EFFECTIVE DATE].

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C. Bulk, coverage, and placement

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1. Maximum lot coverage and main building footprint shall be as follows:

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Option 4A

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This option duplicates the current lot coverage standards for one-family dwellings, including allowances for increased lot coverage for development that provides a front porch and/or a rear detached garage.

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MAXIMUM LOT COVERAGE					
Categories	R-5	R-6	R-8	R-10	R-20
Maximum lot coverage (%)	45	40	35	32	25
Maximum lot coverage with porch(es) of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	48	43	38	35	28
Maximum lot coverage with detached garage in the rear yard (%)	50	45	40	37	30
Maximum lot coverage with detached garage in the rear yard and porch of at least 60 square feet (exclusive of any wrap around or side portion) on the front elevation (%)	53	48	43	40	33

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Option 4B

Compared to Option 4A, Option 4B removes the ability to achieve a 5% increase in lot coverage for providing a rear detached garage. This 5% is reallocated to the “base” coverage amount in the first row.

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 porch(es) of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	53	48	43	40	33

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MAXIMUM MAIN BUILDING FOOTPRINT COVERAGE AND CAP					
Categories	R-5	R-6	R-8	R-10	R-20
Maximum main building footprint coverage with front porch (%)	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 with front porch (sq. ft.)	2,590	2,772	3,136	3,920	5,320

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(a) Existing main and accessory buildings or structures that, as of November 15, 2005, are not in conformance with the coverage requirements adopted on November 15, 2005, may be rebuilt within the building footprint and height and stories as they existed on November 15, 2005 if such structures are damaged or destroyed by fire, wind, earthquake, or other force majeure. Such rebuilding shall only be permitted if commenced within two years after such damage or destruction.

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(b) 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., 6000 square feet in R-6) in the zoning district, subject to all applicable setback requirements.

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(c) There shall be no more than one main building within a development’s site area.

OPTION 2B ONLY

(1) §10.4.C.1.c shall not apply to expanded housing option development approved by special exception as set forth in §10.4.B.

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(d) For the purposes of coverage regulations, a group of semidetached or townhouse dwellings shall be considered a single main building and maximum

152 coverage requirements shall be calculated using the entire site area, rather than
153 individual lots within a subdivision.

154 2. For bulk, coverage and placement requirements not listed in this section, see §3.2.

155 **§10.4.5. Use standards**

156 **A. Accessory Uses**

157 For sites which have established expanded housing option development in accordance
158 with §10.4, accessory uses shall be permitted as specified in §5.1.4.

159 **B. Accessory dwellings**

160 Notwithstanding the provisions of §10.4.5.A, accessory dwellings shall not be permitted
161 on sites which are subject to the provisions of §10.4.

162 **§10.4.6. Site development standards**

163 The site development standards of Article 13 and Article 14 apply to all development, except
164 as otherwise specified below.

165 **A. Parking**

166 1. Parking for expanded housing option development subject to the provisions of §10.4
167 shall be provided in accordance with the following standards:

<u>Site Location</u>	<u>Minimum Parking Requirement (spaces)</u>	<u>Additional Requirements</u>
<u>Sites located entirely within a 3/4 mile radius of a Metrorail station entrance</u>	0.5 per dwelling unit	<u>Sites fronting on a cul-de-sac shall provide a minimum of 1 space per dwelling unit.</u> <u>Parking shall be constructed and maintained in accordance with §14.3.3.</u>
<u>Sites located entirely within a 1/2 mile radius of a transit stop along the Premium Transit Network, as indicated on the Master Transportation Plan</u>		
<u>Sites located entirely within a 1/4 mile radius of a transit stop along the Primary Transit Network, as indicated on the Master Transportation Plan</u>		
<u>All other sites</u>	<u>1 space per dwelling unit</u>	<u>Parking shall be constructed and maintained in accordance with §14.3.3.</u>

168 **OPTION 5A**

169 2. The Zoning Administrator shall approve a reduction in the required number of
170 parking spaces to no fewer than 0.5 spaces per dwelling unit, subject to the
171 following:

172 (a) A parking survey determines that the occupancy of on-street parking spaces
173 on the block on which the site area is located is less than 65%;

174 (b) The number of reduced spaces, if added to the on-street parking spaces
175 occupied in the parking survey, shall not result in parking occupancy that
176 exceeds 85%; and

177 (c) Sites fronting on a cul-de-sac are not eligible for a parking reduction.

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Option 5B

Remove §10.4.6.A.2. This option would not provide an ability to reduce the parking requirement with a parking survey.

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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 streets on which the site has frontage, with no more than three spaces on a single street frontage.

3. Enclosure

Any parking spaces that are located partially or fully below a story within the main building and are facing a street or side yard shall be enclosed within a garage.

C. Garage wall width

1. If an attached garage entrance faces a street, the width of the garage wall facing the street 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 street-facing garage walls. For the purposes of this calculation, a group of semidetached or townhouse dwellings shall be considered a single building.

D. Building entrance orientation

1. Duplex and multiple-family dwellings

At least one exterior entrance shall face a street or open onto a front porch that faces a street. On interior lots, there shall be no more than one exterior entrance facing each side yard. On corner lots, there shall be no more than one exterior entrance facing each adjacent property line.

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.

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OPTION 6A

E. Landscaping

1. There shall be a minimum of one shade tree per dwelling unit, 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.

OPTION 6B
Remove §10.4.6.E. This option would not place an additional requirement for tree retention or planting. Development would still be subject to tree requirements in other ordinances, such as the Chesapeake Bay Preservation Ordinance.

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F. 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.
2. Exterior trash collection and storage areas shall be screened from view of street rights-of-way and adjacent properties by fences, walls, or landscaping.

OPTION 7A
Add a new section §10.4.7 that limits the number of expanded housing option development permits that can be issued per calendar year. Considerations for this option may include geographic distribution of development, supporting a mix housing types, and new construction versus retrofits of existing housing.

OPTION 7B
Do not limit the number of permits issued annually for expanded housing option development.

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Article 12. Use Standards

§12.3. Residential Use Standards

§12.3.11. Two-family (duplexes and semidetached) abutting RA, C or M districts or located on a principal or minor arterial street

- A. Two-family dwellings (semidetached and duplex dwellings), on sites that share a lot line with RA, C, or M districts, shall be located no more than 100 feet from the shared lot line, or on sites that are located on principal or minor arterial streets as designated on the Arlington County Master Transportation Plan provided that the dwellings front on the principal or minor arterial street, exception corner lots where no more than one unit may front on the local street.
- B. §12.3.11.A shall not apply to two-family dwellings permitted under the provisions of §10.4.

239 **Article 13. Signs**

240 **§13.5. Signs in R Districts and for One- and Two-Family Dwellings**
241 **in All Districts**

242 **§13.5.1. General**

243 **A. Signs allowed**

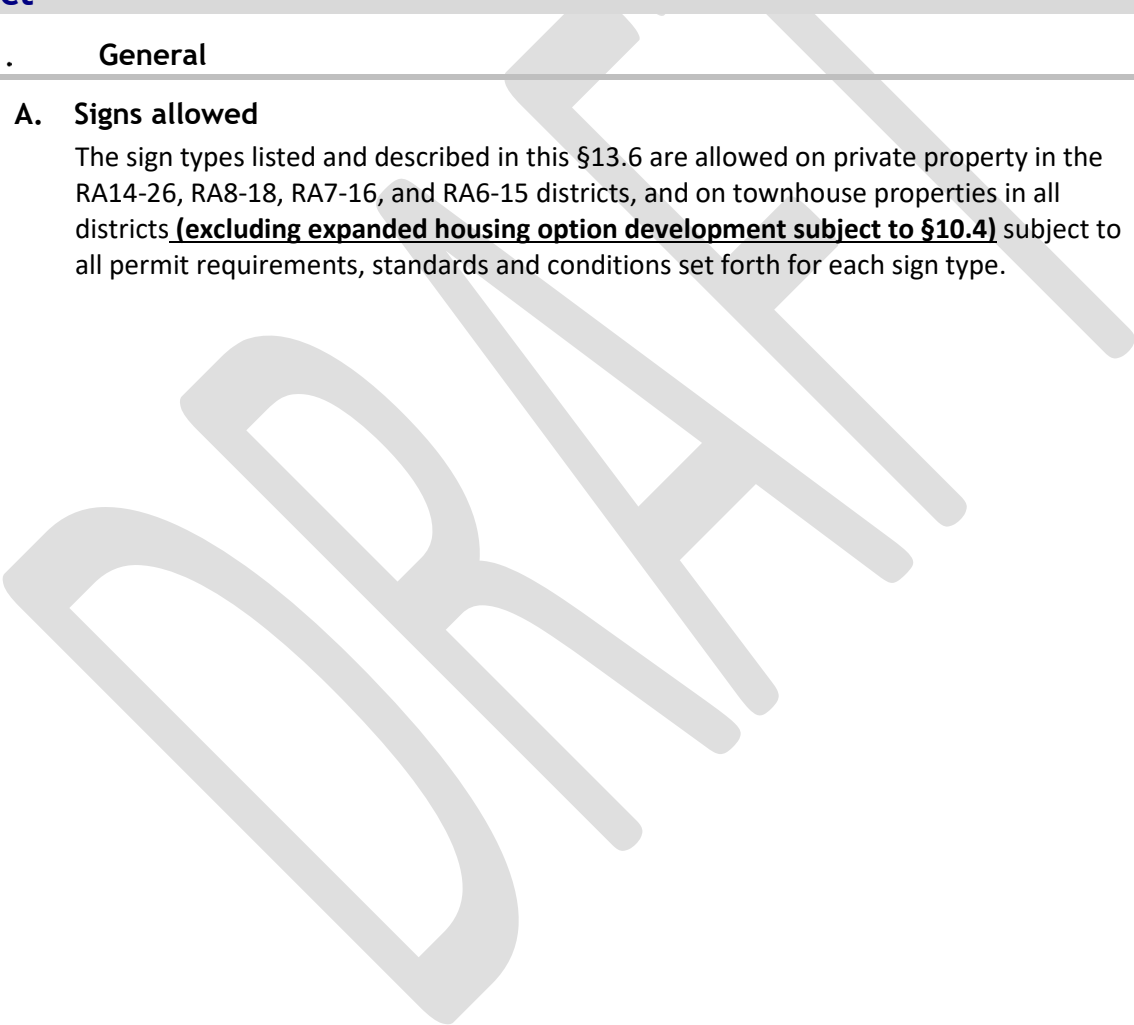
244 The sign types listed and described in this §13.5 are allowed on private property in ~~one-~~
245 ~~family~~ R districts ~~(excluding R-C districts)~~, **for expanded housing option development**
246 **subject to the provisions of §10.4**, and for one- and two-family uses in all districts,
247 subject to all permit requirements, standards and conditions set forth for each sign type.

248 **§13.6. Signs in RA Districts and for Townhouses in any Zoning**
249 **District**

250 **§13.6.1. General**

251 **A. Signs allowed**

252 The sign types listed and described in this §13.6 are allowed on private property in the
253 RA14-26, RA8-18, RA7-16, and RA6-15 districts, and on townhouse properties in all
254 districts **(excluding expanded housing option development subject to §10.4)** subject to
255 all permit requirements, standards and conditions set forth for each sign type.



Article 14. Site Development Standards

§14.3 Parking and Loading

§14.3.3. General requirements

The requirements set forth in this article with respect to the location or improvement of parking, standing and loading space shall apply to all such space that is provided for any use, whether said space is provided in accordance with the requirements of this zoning ordinance, or said space is voluntarily provided. Parking, standing and loading space shall comply with the following regulations:

A. ...

E. Parking in setbacks

In all R, RA, C-1 and C-1-O districts, except for one- and two-family dwellings and townhouses in R districts **and expanded housing option development subject to §10.4**, no parking or required curb or wall shall encroach on the exterior 10 feet of a setback area and such area shall be landscaped and properly maintained at all times.

F. ...

H. Access to parking spaces

1. Except for one- and two-family dwellings and townhouses in R districts **and expanded housing option development subject to §10.4**, street rights-of-way shall not be used for maneuvering or direct ingress, or egress to off-street parking spaces.
2. Alleys which are improved to county standards may be used for maneuvering or direct ingress and egress to off-street parking spaces if the required aisle width is provided.

I. Location of parking spaces

1. In any districts, parking spaces for one- and two-family dwellings, ~~and~~ townhouses, **and expanded housing option development subject to §10.4** may encroach on the exterior 10 feet of a setback area, provided that they are located on a driveway with an existing or approved curb cut, and they have the minimum dimensions for full size automobile spaces as are required in §14.3.3.C. Parking spaces shall be designed and used so that the automobiles parked on driveways shall not encroach into the public rights-of-way. The setback area used for parking shall be landscaped and properly maintained at all times. The ground surface of the parking space shall be paved with a durable, dust-free and hard material, such as bituminous hot mix or Portland cement concrete or some comparable material, or shall be surfaced with an alternate material, suitable for passage by automobiles, which does not result in excessively dusty or muddy conditions at or around the parking area, as approved by the zoning administrator.
2. Tandem parking spaces may be allowed for off-street parking spaces for one- or two-family dwellings or townhouses, provided that they comply with §14.3.3.J. **Tandem parking spaces shall count as one space for the purposes of complying with off-street parking requirements for expanded housing option development subject to §10.4.**

297 **Article 15. Administration and Procedures**

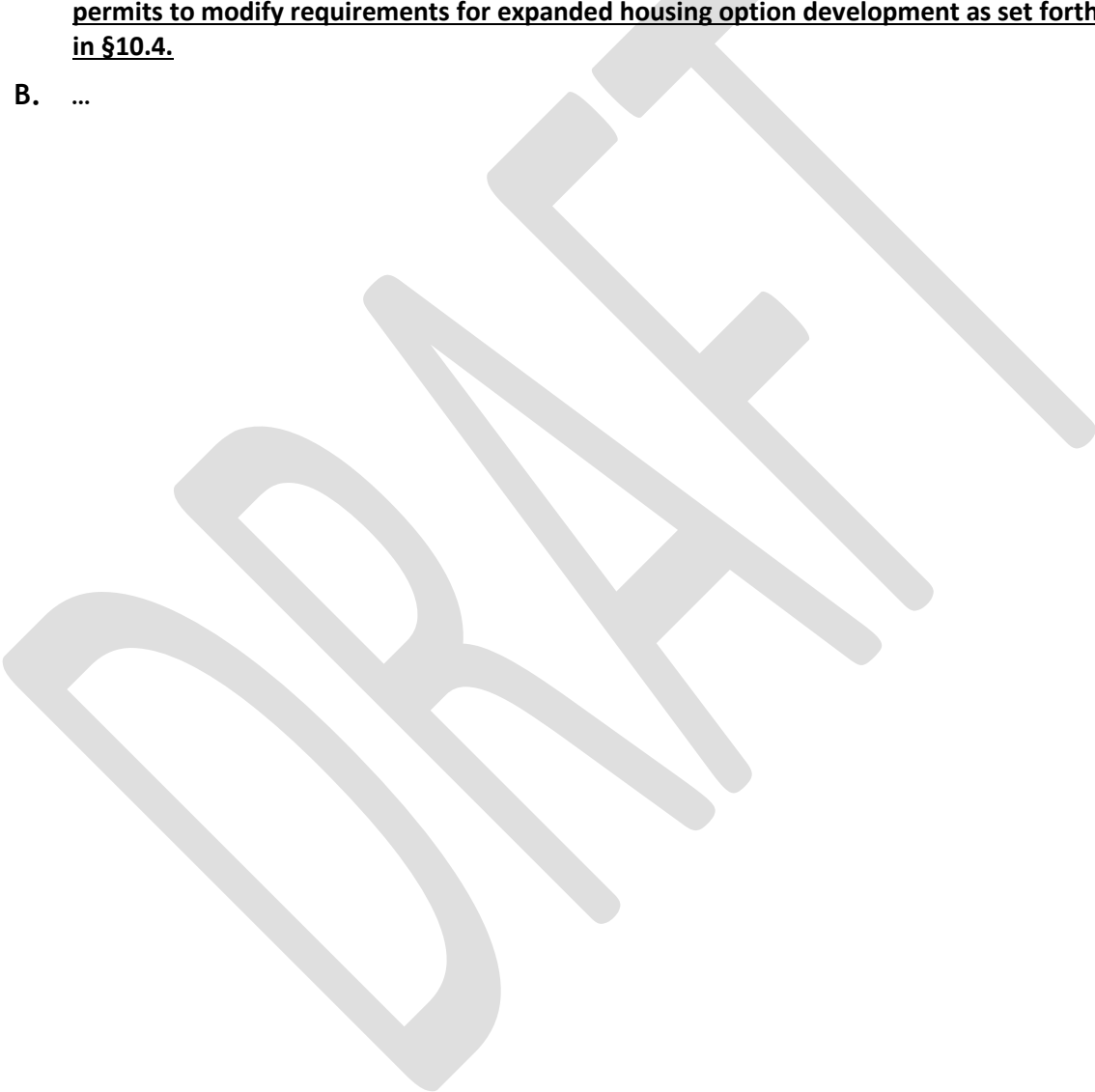
298 **§15.6. BOARD OF ZONING APPEALS; APPEALS AND VARIANCES**

299 **§15.6.6. Use permits**

300 **A. Authority**

301 The Board of Zoning Appeals may approve use permits that allow modifications of
302 placement requirement for structures on lots in the R-20, R-10, R-8, R-6, R-5, and R2-7
303 district where there is no option in this zoning ordinance to allow modification of
304 requirements by the County Board, such as special exception use permits described in
305 §15.4 or site plans described in §15.5. **The Board of Zoning Appeals shall not grant use**
306 **permits to modify requirements for expanded housing option development as set forth**
307 **in §10.4.**

308 **B. ...**
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Article 16. Nonconformities

§16.2. Nonconforming Buildings and Structures

§16.2.3. Repairs, alterations

- A. Repairs and alterations may be made to a nonconforming building or structure; provided, that no structural alteration shall be made except those required by law or ordinance, or as provided in §16.2. Repairs and alterations to a nonconforming dwelling, building or structure not otherwise permitted under this Zoning Ordinance are prohibited, unless approved under a use permit or variance pursuant to sections §15.6.4 and §15.6.6
- 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 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.
1. The provisions of §16.2.3.B shall also apply to interior repairs and alterations for the purpose of maintaining or adding dwelling units for expanded housing option development as provided in §10.4.

§16.2.4. Additions, enlargements, moving

- A. A nonconforming building or structure shall not be added to or expanded in any manner unless such building or structure, including such additions and expansions, is made to conform to all the regulations of the district in which it is located.
- B. A building or structure which does not comply with the height or lot area regulations shall not be added to or expanded in any manner unless such addition or expansion conforms to all the regulations of the district in which it is located; provided, that the total aggregate floor area included in all such separate additions and expansions does not exceed 50 percent of the floor area contained in the existing building or structure, as of July 15, 1950.
- C. A building or structure lacking sufficient automobile parking space in connection therewith as required in §14.3 may be altered or expanded, provided additional automobile parking space is supplied to meet, for the entire building, requirements of §14.3.
- D. No nonconforming building or structure shall be moved in whole or in part to any other location on the lot unless every portion of such building or structure is made to conform to all the regulations of the district in which it is located.
- 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/or nonconforming buildings or structures accessory to two-family

350 dwellings located in the R2-7 district and/or RA14-26, RA8-18, RA7-16, and RA6-15
351 districts.

352 **3. The provisions of §16.2.4.A and §16.2.4.B do not apply to existing nonconforming**
353 **dwellings subject to §10.4, including for the purpose of adding dwellings.**

354 **(a) A building or structure lacking sufficient parking space as required in §10.4.6.A**
355 **may be altered or expanded, provided additional parking space is supplied to**
356 **meet, for the entire building, requirements of §10.4.6.A.**

357 **4. The additions or expansions permitted through §16.2.4.E shall comply with all**
358 **current provisions of this zoning ordinance, except as provided in §16.2.4.E.1**
359 **§16.2.4.E.4.a.**

360 **(a) Nonconforming one-family dwellings, ~~and~~ two-family dwellings, and expanded**
361 **housing option development subject to §10.4 permitted to add on to or expand**
362 **pursuant to §16.2.4.E may construct, within applicable height limits, an addition**
363 **over an existing one-family or two-family dwelling encroaching on a required**
364 **setback or yard area provided there is no more of an encroachment into the**
365 **required setback or yard than that of the existing wall below it, and providing**
366 **that new construction may not take place over encroaching garages or porches.**

367 **§16.6. Condominium and Cooperative Conversion**

368 **§16.6.1. Nonconforming land, buildings or structures**

369 **A.** Whenever any land, buildings or structures or the use thereof are proposed to be
370 converted to condominiums or cooperatives and such land, buildings or structures do not
371 conform to the regulations of this zoning ordinance, then before such proposed
372 conversion may take place, a special exception use permit pursuant to §15.4 shall be
373 obtained unless a variance of the requirements of zoning or land use regulations which
374 may be granted by the Board of Zoning Appeals pursuant to Chapter 11 of Title 15.1 of the
375 Code of Virginia is, in fact, granted.

376 **OPTION 8A**

377 **B.** **The provisions of §16.6.1 shall not apply when one-family dwellings or two-family**
378 **dwellings are proposed to be converted to two-family or multiple-family condominium**
379 **or cooperative dwellings through interior alterations, additions, or expansions under**
380 **the provisions of §10.4.**

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OPTION 8B

**Remove new §16.6.1.B. Nonconforming dwellings converted to condominium or cooperative
dwellings would require approval of a County Board use permit or Board of Zoning Appeals
variance.**

382 **§16.6.2. Special exception or variance**

383 A request for such a special exception or variance filed after July 1, 1982 shall be granted if the
384 applicant can demonstrate that the continuance of any existing nonconformities, as proposed

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by the conversion, is not likely to affect adversely the property or abutting properties, the intention of the Comprehensive Plan, or the public welfare or safety.

DRAFT

Note: In addition to a proposed new definition of “expanded housing option uses,” key terms used in this draft Zoning Ordinance amendment are provided for reference. Except for an option that would amend the “duplex” definition (Option 9B), there are no proposed changes to these definitions.

Article 18. Definitions

§18.2. General Terms Defined

Option 9A: Retain current duplex definition.

Duplex. Two attached dwelling units in a single structure on a single lot with dwelling units situated either wholly or partially over or under the other dwelling unit. The building has all exterior characteristics of a one-family attached dwelling, having a single front entrance or one front and one side entrance on the first floor; provided an outside, enclosed stairway located parallel and abutting the rear of the dwelling shall be permitted for direct access to the second floor level.

Option 9B

Duplex. Two attached dwelling units in a single structure on a single lot with dwelling units situated either wholly or partially over or under the other dwelling unit. The building has ~~all exterior characteristics of a one-family attached dwelling, having~~ a single front entrance, two front entrances, or one front and one side entrance on the first floor; provided an outside, enclosed stairway located parallel and abutting the rear of the dwelling shall be permitted for direct access to the second floor level.

...
Dwelling or dwelling unit. A building or portion thereof designed exclusively for residential occupancy by one family, which includes provisions for living, sleeping, eating, cooking and sanitation, including One-family detached; Semidetached; Duplex; Townhouse; Multiple-family building.

...
Dwelling, two-family. Two-family dwellings include semidetached and duplex dwellings.

...
Expanded housing option uses. Two-family dwellings, townhouses with three attached dwelling units, and multiple-family buildings with up to [Option 1A: six dwelling units] [Option 1B: eight dwelling units], as permitted and set forth in §10.4.

...
Multiple-family. A building or portion thereof, designed for occupancy by three or more families living independently of each other.

...
Nonconforming building. A building or structure or portion thereof lawfully existing at the time this zoning ordinance became effective, that was designed, erected or structurally altered such that it does not conform to the regulations of the district in which it is located.

...

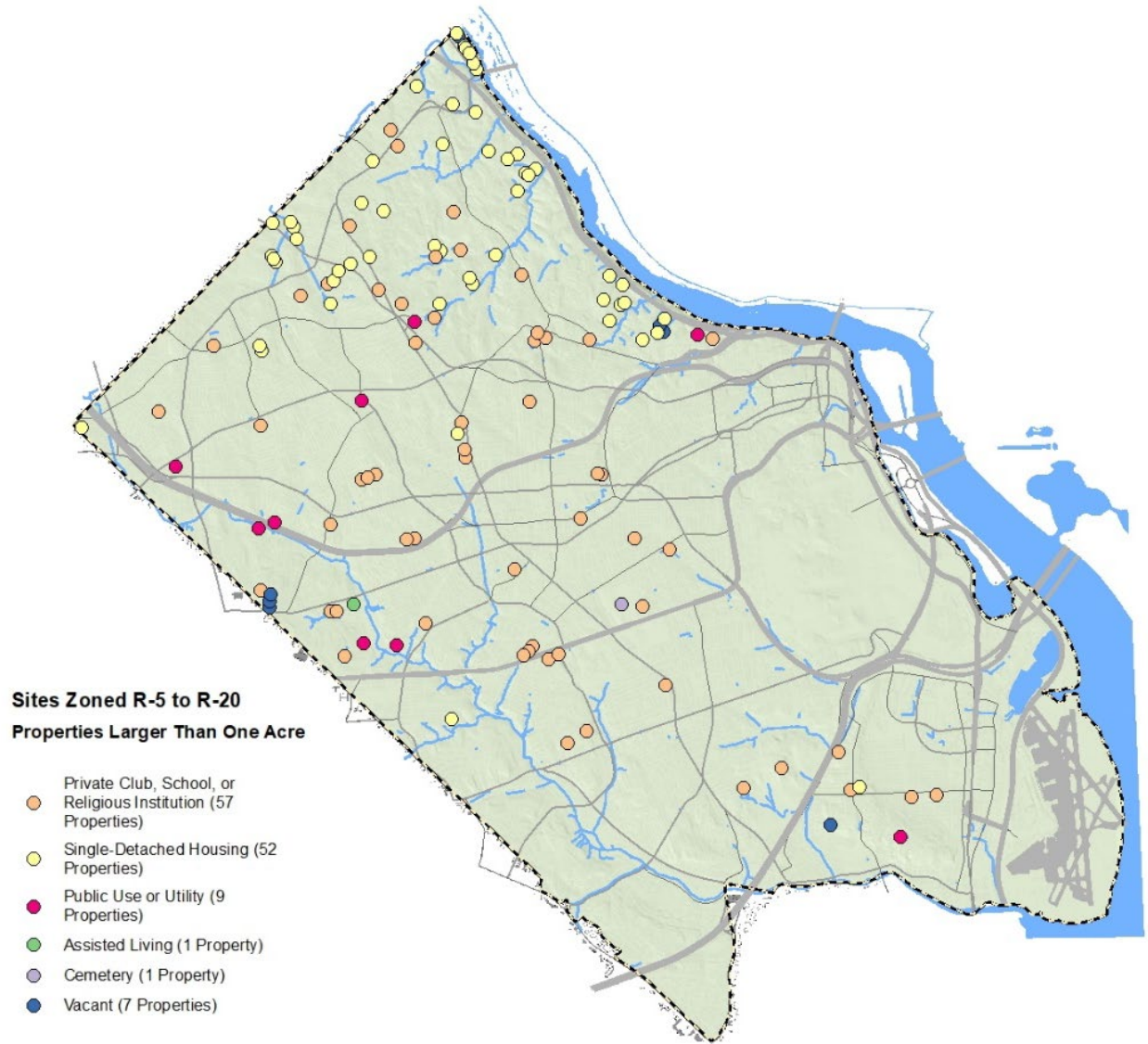
- 414 One-family detached. A residential building containing one dwelling unit designed for one family and
415 located on a single lot with required yards on all four sides.
- 416 ...
- 417 Semidetached. A residential building with two attached dwelling units located on two lots that share a
418 common wall along the lot line and where each dwelling unit has its own external entrance.
- 419 ...
- 420 Townhouse. One of a series of three or more attached similar dwelling units, located on separately-
421 owned lots or on a single lot, separated by common party walls without openings extending
422 from basement to roof, and where each unit has its own external entrance.



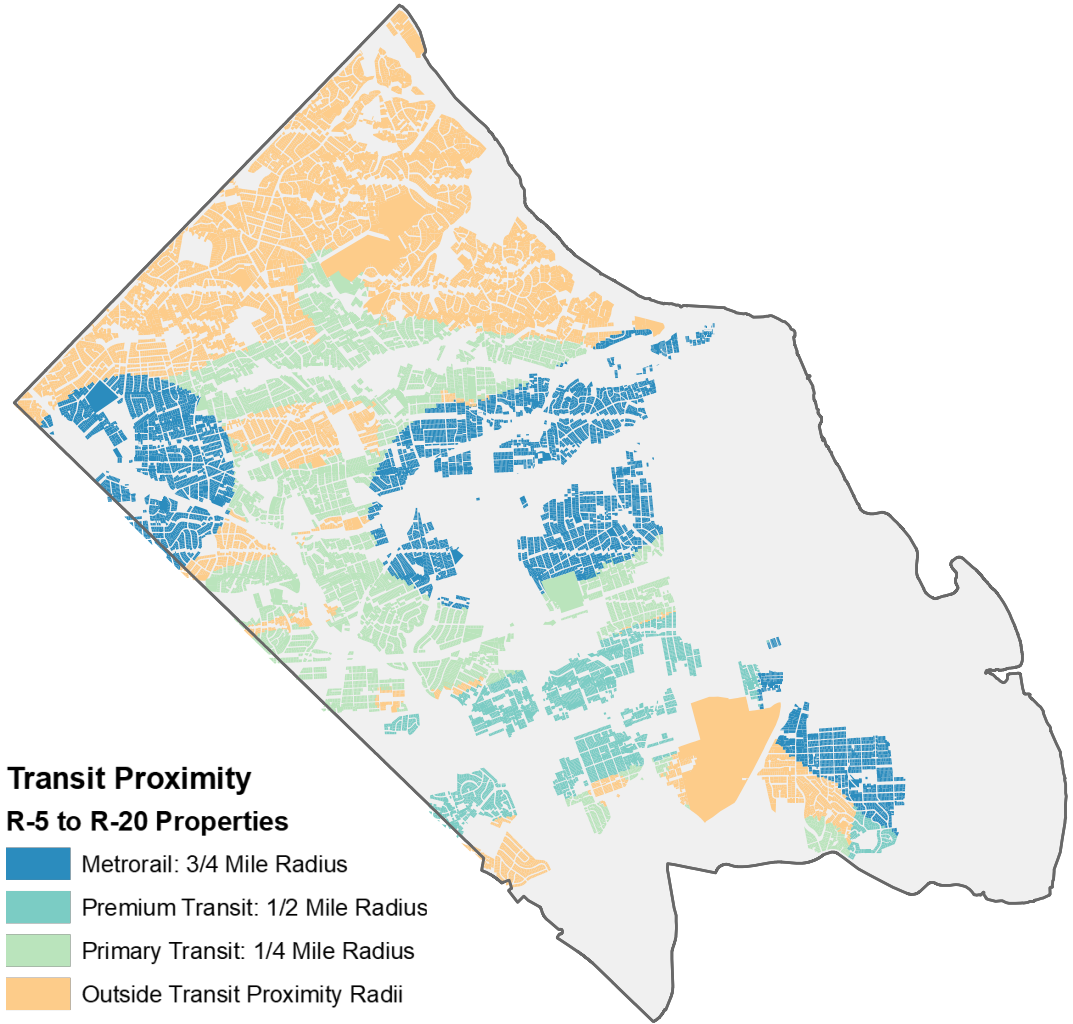
ATTACHMENT 3: Comparison of One-Family Detached and Draft Expanded Housing Option Standards

	One-Family Detached Zoning Standard	Draft Expanded Housing Option Development Zoning Standard
Maximum Height	35 feet	35 feet
Minimum Site Area	Varies by zoning district	Option 2A: same as one-family standard Option 2B: higher minimum site area requirements for development with 5-8 units
Minimum Setbacks	25 feet from street, 25 feet from rear lot line, side setbacks vary by zoning district	Same as one-family standard
Maximum Gross Floor Area	Not regulated	4,800 – 8,000 square feet, depending on number of units
Maximum Lot Coverage	Varies by zoning district	Option 4A: same as one-family standard Option 4B: same maximum as one-family standards with different allocations
Maximum Main Building Footprint	Varies by zoning district	Same as one-family standard
Accessory Dwellings	Allowed by-right	Not allowed in combination with EHO development
Minimum Parking Requirement	Minimum of 1 parking space, except sites zoned R-5 and sites located on cul-de-sacs (minimum of 2 spaces)	Minimums vary between 0.5 and 1 space per dwelling unit, based on site-specific factors
Parking Location	No limits on number of spaces between building and street	Limits number of spaces allowed between building and street, depending on zoning district and interior vs. corner lots
Garage Wall Width	Not regulated	Limited to 50% of building facade
Building Entrance Orientation	Not regulated	Requires orientation to the street or a street-facing porch
On-Site Trees	Not regulated by zoning, CBPO requirements apply	Option 6A: 1 shade tree per dwelling unit, CBPO requirements apply
Screening	Not regulated	Required for HVAC and trash collection areas
Signs	Most restrictive standards in ZO	Same as one-family standard
Modifications	Building placement requirements can be modified with approval of a BZA use permit	Not eligible for modifications through BZA use permit
Nonconforming Lots	Undersized lots recorded prior to 1950 can be developed, if all other standards are met	Same as one-family standard
Nonconforming Buildings	Additions/expansions allowed if new construction conforms to zoning standards Dwellings that do not meet parking requirements <u>can</u> build an addition	Additions/expansions allowed if new construction conforms to zoning standards Dwellings that do not meet parking requirements <u>cannot</u> build an addition

ATTACHMENT 4: R-5 to R-20 Sites Larger than One Acre



ATTACHMENT 5: Transit Proximity Map



ATTACHMENT 6: Example Scenarios for On-Street Parking Surveys

Scenario	1	2	3	4	
A	Number of dwelling units	4	4	8	8
B	Parking spaces required before reduction (1 space per unit standard)	4	4	8	8
C	Proposed parking spaces after reduction (no fewer than 0.5 spaces per unit)	2	2	4	5
D	Number of reduced spaces (B – C)	2	2	4	3
E	Total on-street parking spaces on the site's block	15	15	15	15
F	Occupied parking spaces, per parking survey	6	10	9	9
G	Parking occupancy % (F / E), <i>must be < 65%</i>	40%	67%	60%	60%
H	Occupied parking spaces plus reduced spaces (F + D)	8	12	13	12
I	Parking occupancy % plus reduced spaces (H / E), <i>must be < 85%</i>	53%	80%	86%	80%

- In Scenario 1, the proposal to reduce from 4 required parking spaces to 2 spaces would be approved because the existing parking occupancy is less than 65% and adding the number of reduced spaces (2) to the occupied spaces from the survey (6) does not exceed 85% occupancy.
- In Scenario 2, a request for parking reduction would be denied because existing parking occupancy exceeds 65%.
- In Scenario 3, the parking reduction would be denied because the number of reduced spaces (4) to the occupied spaces from the survey (9) exceeds 85% occupancy.
- Scenario 4 is a variation on Scenario 3. If 5 on-site spaces are provided instead of 4 (Row C), the occupancy standards are met and the parking reduction can be approved.