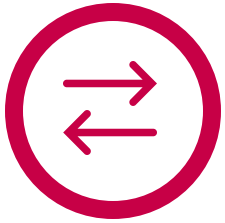




# Highlights of Adopted Amendments to Expand Housing Options

Updated March 2023



## Range of Housing Choices

- Adopted zoning amendments allow for Expanded Housing Option (EHO) development, including **duplexes, a row of three townhouses, or small buildings for up to 6 units**, in zoning districts that currently permit only single-detached homes.
- Zoning standards ensure that new housing types would be no larger than a single-detached house that can be built today.
- New construction and conversion of existing single-detached homes allowed.



## Neighborhood Compatibility

- **Maximum building height and footprint and minimum setbacks will be the same as for single-detached homes.**
- Duplicates maximum lot coverage standards for single-detached homes without requiring a rear detached garage. Lot coverage includes buildings, parking, driveways, and other impervious features.
- Overall building square footage would be limited, based on the housing type and number of units, as follows:
 

o Duplex (2 units): 4,800	o 3-unit multiplex: 6,000
o Semidetached (2 units): 5,000	o 4-unit multiplex: 7,200
o Townhouses (3 units): 7,500	o 5- and 6-unit multiplex: 8,000
- New housing types would be required to comply with site layout and design standards for compatibility with surrounding neighborhood.



### Additional standards to mitigate potential impacts:

- Limits garages to no more than 50% of front building facade
- Requires one entry door to face the street, or street-facing porches
- Limits parking spaces between building and street to a maximum of 2 in R-5, R-6, and R-8 zones, and a maximum of 3 in R-10 and R-20 zones
- Limits curb cut width to 17 feet (same as single-detached)
- Requires parking access from alley, if available
- Prohibits front and side exterior stairs for units located above ground floor
- Requires screening of HVAC and waste collection areas

Scan to learn more about the  
Missing Middle Housing Study:





## Additional Zoning Text Details

- **By-right approval process:** Applications that meet all zoning standards are approved administratively.
- **Minimum site area:** Buildings with 2 to 6 units allowed on sites that meet the minimum site area requirements for the zoning district, with two exceptions:
  - R-5 zone sites smaller than 6,000 square feet are limited to 2-4 units.
  - Nonconforming lots smaller than 7,000 square feet may have to 4 units. Nonconforming lots of at least 7,000 square feet may build up to 6 units.
- **Parking:** Off-street parking requirements vary by site location:
  - **Sites within ¾ mile of a Metro station or ½ mile of a Premium Transit Network stop:** Minimum 0.5 parking spaces per unit
  - **All other sites:** Minimum 1 parking space per unit (can be reduced with parking survey showing on-street parking less than 65% occupied)
  - **Sites on a cul-de-sac:** Minimum 1 parking space per unit (no opportunity for reduction)
- **Tree Requirements:**
  - **2-4 units:** Minimum requirement of 4 shade trees retained or planted
  - **5-6 units:** Minimum requirement of 8 shade trees retained or planted
- **Accessory Dwellings:** Allowed only in limited circumstances (if a detached AD was permitted prior to July 1, 2023, or an interior AD in a townhouse or semi-detached home)
- **Larger Sites:** Sites of 1 acre+ with multiple EHO buildings must receive Board approval
- **Annual Development Cap:**
  - Limit on annual EHO permits per year, based on zoning district:
    - > **R-5:** 7 permits per year
    - > **R-6:** 30 permits per year
    - > **R-8/R-10/R-20 (combined):** 21 permits per year
  - Annual caps sunset after five years



## Tracking and Reporting

- **Zoning Ordinance amendments will become effective July 1, 2023.**
- County staff will share information on the permitting process when it is available.
- Basic information on permit applications and approvals will be available via a dashboard on the Arlington OpenData and the MyArlington app.
- Arlington's Department of Community Planning, Housing, and Development will report annually on the details of approved and built EHO development.