

Attachment 3 – Proposed Draft Amendments, March 2, 2022

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

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

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Article 3. Density and Dimensional Standards

§3.1.6- Height

B. Exceptions

1. Mechanical penthouses, fire or parapet walls, skylights, radio towers, steeples, flagpoles, chimneys, smokestacks or similar structures may be erected above the height limits herein prescribed, but no mechanical penthouse or roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space. Such structures shall not exceed 23 feet. Mechanical penthouses shall be concealed by exterior architectural material of the same type or quality as that used on the exterior walls of the building.

2. Noncommercial radio towers or masts, excluding amateur radio antennas permitted by §12.9.3, may exceed the height limit by no more than 25 feet.

3. Chimneys and smokestacks which are an integral part of a mechanical penthouse may exceed the height limit by no more than 27 feet.

4. County government and public school communication facilities may be erected to exceed the height limit or height of existing structures by no more than 50 feet.

5. Amateur radio antennas shall not exceed 75 feet in height above the ground level. In addition, they shall comply with all of the following requirements:

(a) No amateur radio antenna, or support structure therefore shall be located in a front yard, or within 25 feet from any street setback line or within 10 feet from any side or rear property line.

(b) Amateur radio antennas shall be located only in side or rear yards. In a zoning district that does not require a rear yard, the antenna may be placed on a building's main roof, but not on the mechanical penthouse of the building. Amateur radio antennas are permitted to be placed in the side yard, only when they are attached to the existing main structures.

6. Where expressly allowed within a Zoning District or Article 9. Special Planning Area Regulations, Rooftop Amenity Spaces may be permitted above the maximum height limit notwithstanding the provisions of B.1. Rooftop Amenity Space may be allowed up to 23 feet or the height limit as set forth in a specific zoning district or Article 9. Special Planning Area Regulation, whichever is less.

37 Gross floor area within a Rooftop Amenity Space shall be included when calculating floor area
38 ratio (F.A.R).

Article 9. Special Planning Area Regulations

§9.2. Clarendon Revitalization District

§9.2.1. Preservation of identified structures

42 When a proposal located in the Clarendon Revitalization District as designated
43 on the General Land Use Plan preserves a structure identified for preservation
44 in adopted policies for Clarendon, and the County Board finds that the
45 structure is preserved in accordance with such adopted policies, then the
46 County Board may approve an increase above the otherwise allowable density
47 as follows:

A. Referral to Historical Affairs and Landmark Review Board

49 Prior to County Board approval, the county manager will send the project
50 for review and comment by the Historical Affairs and Landmark Review
51 Board at least 45 days in advance of a public hearing by the County Board,
52 and the Review Board's recommendation will be considered by the
53 County Board. The County Board shall determine whether the project is
54 consistent with the historic preservation objectives of the adopted
55 policies.

B. Incentives

- 57 1. When an entire building is preserved, the project's gross floor area
58 may, by site plan approval, be increased by an amount of up to 500
59 percent of the first 10,000 sq. ft. of gross floor area preserved and up
60 to 300 percent of any sq. ft. of gross floor area preserved beyond
61 10,000 sq. ft.
- 62 2. When a building frontage or façade is preserved, the project's gross
63 floor area may be increased by an amount of up to 500 percent of the
64 sq. ft. of gross floor area preserved. The sq. ft. of gross floor area
65 preserved shall be calculated by multiplying the linear feet of building
66 façade or frontage preserved by the depth of preservation.

C. Step-back requirements

68 Unless the County Board finds, in a particular case, that a lesser step-back
69 or no step-back is more appropriate to ensure a contextually appropriate
70 definition between a structure identified for preservation in the
71 Clarendon Sector Plan and new buildings, the preservation of building
72 frontages or facades shall provide a step-back of at least 20 feet for
73 frontages and 10 feet for facades, immediately above the preserved
74 portion of the project.

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§9.2.2. C-3 district

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A. Applicability

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The provisions of this section apply only in the C-3 district.

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B. General requirements

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In the Clarendon Revitalization District, as designated on the General

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Land Use Plan, the following additional provisions shall apply:

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1. Treatment along major streets

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Structures along Wilson Boulevard, Clarendon Boulevard, 10th Street North, Washington Boulevard, 13th Street North and Fairfax Drive (together referred to in this Article 9 as “major streets”) shall contain functioning entry doors at least every 50 linear feet along the building façade.

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2. Parking along major streets

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Above-ground parking structures or surface parking within 120 feet of the center line of major streets shall be located behind a structure containing other uses for the entire height of the parking structure, such that the parking or parking structure is not visible from the frontage of the property along that street. Entrances and exits to parking lots or parking structures on major streets shall be allowed only where the zoning administrator determines that the only frontage(s) reasonably available for such entrance or exit is on a Major Street. When a parking structure is accessed from a Non-Major Street only, the zoning administrator may approve a decreased setback from a Major Street where such decrease will allow for adequate space to access the parking structure above the first floor.

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3. Parking structures along non-major streets

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Along non-major streets, except as alleys, North Ivy Street, 12th Street North and 10th Road North, any parking structure’s ground floor shall be located behind a structure containing other uses, such that the first-floor of the parking structure is not visible from such street and its associated sidewalks. Any parking structure above the first floor that is visible from a Non-Major Street shall have all openings screened along the entire façade of such structure. Screening techniques may include the use of display windows, decorative grillwork, decorative glass, decorative masonry or a combination of these methods, or similar methods so as to ensure that vehicles within the structure are screened from the view of cars and pedestrians along non-major streets and their associated sidewalks. Interruptions to this screening method are allowed to accommodate vehicular and/or pedestrian access. Parking structures along alleys and along North Ivy Street, 12th Street North and 10th Road North are

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122 not required to be placed behind other uses on the first floor.
123 However, parking along these streets shall be screened on all floors
124 using the screening techniques listed above.

125 **4. Surface parking along non-major streets**

126 Surface parking shall be screened as required in §14.2.3.E, except that
127 any surface parking lot facing a public right-of-way (where no
128 structure containing a use is between the right-of-way and the
129 parking) shall incorporate a landscape strip as specified in §14.2.3.E.1,
130 such landscape strip shall be a minimum of five feet wide, placed at
131 the back of the required sidewalk along that right-of-way. In addition,
132 any such parking area shall be screened by a masonry wall of a
133 minimum of 42 inches and 48 inches tall (measured as described in
134 §14.2.3.E.2), which shall be placed along the outer edge of the
135 parking area, and which may extend no closer to the right-of-way
136 than the distance specified in §3.2.5.A.1(c). This wall shall be designed
137 to partially screen vehicles from pedestrian view from abutting
138 sidewalks and to provide separation between pedestrians, and
139 parking areas. Reasonable interruptions to this wall are allowed to
140 accommodate vehicular access. Breaks in the masonry wall shall be
141 allowed for pedestrian access but each break shall be a maximum of
142 48 inches wide. In addition, any vehicular access to a surface parking
143 lot shall include sidewalks, a minimum of four feet wide, along each
144 side of the driveway to permit pedestrian access from the street
145 frontage into the parking lot.

146 **5. Applicability to Government Facilities**

147 **(a) The provisions of §9.2.2.B shall not apply to uses categorized as**
148 **government facilities, as specified in §12.2.4.D.**

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150 **C. Landscaping requirements**

151 **1. For properties within the “Clarendon Revitalization District” on the**
152 **General Land Use Plan, the following may apply:**

153 **(a) Where a developer has entered into a binding commitment to**
154 **construct streetscape improvements according to the county’s**
155 **adopted plans and to place all aerial utilities on and at the**
156 **periphery of the lot underground as part of new development or**
157 **redevelopment, then the 10 percent landscaping requirement may**
158 **be reduced to eight percent. The zoning administrator’s approval**
159 **for such a reduction shall not waive the landscape strip required in**
160 **§9.2.2.B.4; or**

161 **(b) Where a developer has entered into a binding commitment to**
162 **construct streetscape improvements according to the county’s**
163 **adopted plans and to place all aerial utilities on and at the**
164 **periphery of the lot underground as part of new development or**
165 **redevelopment, the zoning administrator may approve use of a**
166 **portion of the public right-of-way for that purpose. In such a case,**

167 the 10 percent landscaping requirement shall apply, without
168 reduction, on private property; and

169 (c) Where a developer dedicates land to the county in fee, with no
170 other consideration, or in easement, in a form approved by the
171 County Board, for a right-of-way called for in the Arlington County
172 Master Transportation Plan within the area of the “Clarendon
173 Revitalization District” on the General Land Use Plan, the zoning
174 administrator may approve a reduction in the remaining landscape
175 requirement by the same number of square feet of land area as is
176 dedicated to the county.

177 **D. Site plans**

178 In areas designated "Medium Density Mixed Use" and located within the
179 Clarendon Revitalization District as designated on the General Land Use
180 Plan, where the County Board finds that a development proposal furthers
181 the goals, policies, and recommendations identified in the Clarendon
182 Sector Plan, it may, in accordance with §15.5, modify the requirements of
183 §7.19.5 and §14.3, by site plan. The following regulations shall apply
184 unless otherwise modified by the County Board by site plan:

185 **1. Density regulations**

186 (a) The County Board may approve a density of up to 3.0 F.A.R.
187 subject to the Maximum Number of Floors shown on the
188 Maximum Height Limits and Step-backs Map (§9.2.5, Map 1).

189 (b) As provided in the Clarendon Sector Plan, the County Board may
190 approve optional increases in density above 3.0 F.A.R. pursuant to
191 §15.5 by approving additional floors subject to the Maximum
192 Height (feet) on the Maximum Heights Limits and Step-backs Map
193 (§9.2.5, Map 1) and as described in subsection 4, below. Density
194 approved pursuant to §15.5.7.B shall only be density transferred
195 to or received from other sites within the Clarendon Revitalization
196 District.

197 **2. Area requirements**

198 No minimum site area required.

199 **3. Uses**

200 (a) Elder care uses shall be permitted on any site designated for
201 residential uses on the Use Mix Map (§9.2.6, Map 2).
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203 **4. Use mix regulations**

204 The regulations of this subsection ~~3~~**4** shall apply to density of up to
205 3.0 F.A.R. as approved by the County Board. Any additional density
206 shall not be subject to these restrictions:

207 (a) For sites designated as “Prime Office Sites” on the Use Mix Map
208 (§9.2.6, Map 2), at least 60 percent of the density shall consist of
209 commercial uses. For the purpose of this calculation, hotel uses will

210 be counted as ~~non~~-commercial uses.

211 (b) For sites designated “Residential, Commercial, Hotel, or Mixed
212 Use – Minimum 20percent Commercial” on the Use Mix Map
213 (§9.2.6, Map 2), at least 20 percent of the total density shall
214 consist of commercial uses. For the purpose of this calculation,
215 hotel uses will be counted as commercial uses.

216 (c) For all sites in the Clarendon Revitalization District not covered by §9.2.2.D.3
217 4(a) and §9.2.2.D.3 4(b), residential, commercial, hotel, retail, or a
218 combination of those uses shall be permitted.

219 ~~(d) The following shall apply to all sites: ground floor retail that~~
220 ~~substantially complies with the Frontage Type guidelines shall be~~
221 ~~provided where Retail Frontages are designated on the Use Mix~~
222 ~~Map (§9.2.6, Map 2).~~

223 **5. Height regulations**

224 Under no circumstances shall the County Board approve a site plan
225 that exceeds the following overall height maximums:

226 (a) No building, except for mechanical penthouses, shall be erected to
227 exceed 55 feet in height, except as provided below.

228 (b) When a structure is farther than 165 feet from an R or RA district,
229 the height may be increased by one foot for every three feet
230 beyond 165 feet, up to a maximum height of 110 feet.

231 (c) Where the Maximum Heights Limit and Step-backs Map (§9.2.5,
232 Map 1) shows heights greater than heights allowed in subsections
233 (a) and (b), above, the County Board may allow additional height up
234 to the maximum height shown on the Maximum Heights Limit and
235 Step-backs Map (§9.2.5, Map 1) and may permit additional height
236 for those sites designated as “Receiving Sites for Additional Height”
237 on the Receiving Sites Map (§9.2.7, Map 3).

238 **6. Coverage Requirements**

239 Lot coverage as calculated for the property that is the subject of the
240 special exceptions shall be no greater than 80 percent unless one of the
241 following applies:

242 (a) When a development preserves a building designated for
243 preservation according to the Building Preservation Map (§9.2.8,
244 Map 4), and in accordance with the standards set forth in
245 §9.2.2.D.8(b), the area of the footprint of the structure being
246 preserved may be excluded from the coverage calculation; and

247 (b) Coverage may be increased by the amount of square footage of open space
248 provided off site in the “Clarendon Revitalization District” as
249 designated on the General Land Use Plan; and

250 (c) Where new streets are provided and dedicated as designated in the
251 Master Transportation Plan, coverage may be increased for the
252 area of the street from face of curb to face of curb; and

253 (d) Coverage may be increased on a site when the site plan
254 meets other design standards set forth in the Clarendon
255 Sector Plan pursuant to §15.5.5.

256 7. Building placement and streetscape

257 (a) Any street frontage, including any new street as designated in the
258 Master Transportation Plan, shall be improved with streetscapes
259 consistent with the Streetscapes Map (§9.2.9, Map 5) and sidewalk
260 design guidelines (§9.2.3, Table 1) unless otherwise approved. The
261 clear walkway zone (an unobstructed area serving as circulation
262 space for pedestrians) shall be maintained at a width no less than
263 six feet.

264 (b) New structures shall be built to the build-to line specified in the
265 Build-To-Lines Map (§9.2.10, Map 6) and shall be built to the build-
266 to line for at least 75 percent of the building line on each street
267 frontage of the site. The location of the build-to line will be based
268 upon street cross-sections shown in the Clarendon Sector Plan as
269 follows: facades of new structures along a build-to line shall be
270 composed as a simple plane (limited jogs less than 24 inches are
271 considered a simple plane within this requirement) interrupted
272 only by porches, stoops, bay windows, shop-fronts, balconies,
273 other entries to the building, café seating, or for compatibility with
274 a preserved structure.

275 (c) All aerial utilities on and at the periphery of the site shall be
276 placed underground with redevelopment or new construction.

277 8. Parking requirements

278 (a) Except as set forth in subsections (1), (2), and (3) of §9.2.2.D.8(b)
279 below, one parking space for each dwelling unit and one parking
280 space for each 580 square feet of gross floor area not part of a
281 dwelling unit, and 0.7 parking space for each guest room.

282 (b) When buildings which have been identified as contributing
283 buildings eligible for preservation in the Clarendon Sector Plan are
284 preserved in accordance with the standards set forth in that Plan,
285 the above parking requirement may be reduced as follows:

286 (1) If a building identified for full preservation is preserved,
287 the number of parking spaces provided for the gross
288 floor area preserved may equal the lesser of either the
289 "Estimated Parking Spaces" specified in §9.2.4, Table 2,
290 or the amount otherwise required.

291 (2) If a building identified for partial preservation is preserved,
292 the number of parking spaces provided for the gross floor
293 area preserved shall equal the number of "Estimated
294 Parking Spaces" specified in §9.2.4, Table 2, prorated by the
295 ratio between the floor area preserved and the floor area
296 of the original building.

297 (3) If a building identified for partial preservation is preserved
298 beyond that identified in the Clarendon Sector Plan, the
299 County Board may further reduce parking requirements for
300 the gross floor area preserved equal to the lesser of the pro-
301 rated amount based on the ratio between the floor area
302 preserved and the floor area of the original building or the
303 amount otherwise required.

304 (4) The County Board may further reduce parking
305 requirements for preserved structures where an applicant
306 demonstrates that the number of parking spaces
307 specified in §9.2.4 Table 2, is greater than the number of
308 spaces owned by the preserved structure on December
309 31, 2006.

310 (5) Parking for retail uses shall comply with the requirements
311 set forth above, or the requirements of §14.3, whichever
312 are less stringent.

313 (6) The County Board may allow up to 100 percent of parking
314 requirements to be met off-site for sites smaller than
315 20,000 square feet if the County Board determines that on-
316 site parking is not feasible due to site constraints, access
317 limitation or other factors, and required parking can be
318 provided within 1000 linear feet of the subject property
319 with assurances that such parking will remain available for
320 the duration of the approved plan.

321 (c) Parking shall be provided as specified and regulated in §14.3,
322 unless otherwise provided for in ~~§9.1.3.A.7(a)~~ §9.2.2.D.8(a),
323 above.

324 ~~(d) To ensure the availability of short term and shared parking for use by~~
325 ~~visitors, clients and retail patrons in the "Clarendon Revitalization District,"~~
326 ~~a parking management plan (PMP) shall be required and shall include~~
327 ~~provisions for shared parking consistent with recommendations in the~~
328 ~~Clarendon Sector Plan. The allocation of shared spaces may be provided~~
329 ~~out of the total building parking requirement if appropriate provisions are~~
330 ~~made in the PMP for such shared use, on terms acceptable to the County~~
331 ~~Board at the time of approval.~~

332 9. Design requirements

333 All site plans shall comply with the following design requirements
334 unless otherwise approved by the County Board:

335 (a) Buildings including, without limitation, facades and ground floor
336 ceiling heights, shall be designed in a manner consistent with the
337 frontage type guidelines set forth in the Clarendon Sector Plan,
338 except for those buildings designated for full or partial
339 preservation.

340 (b) When a site includes a structure identified for preservation in the

341 Clarendon Sector Plan, the structure shall be preserved in a manner
342 consistent with the Clarendon Sector Plan, other regulations set
343 forth in this district, and regulations set forth in §9.2.1. New
344 development within the site shall be compatible with the existing
345 structures in terms of material color and texture, size and
346 fenestration of doors and windows, and cornice lines.

347 (c) Off-street parking entrances/exits and loading areas are to be
348 provided as required in §14.3, except that these areas will be located
349 only in areas designated for Service frontages as designated on the
350 Frontage Types Map (§9.2.11, Map 7). If a site does not include any
351 site area designated for Service frontage, the County Board may
352 approve an alternate location for service and/or parking
353 entrances/exits that balances the following considerations:

- 354 (1) Proposed location limits pedestrian and vehicle conflicts;
- 355 (2) Project as designed maximizes the site's potential for pedestrian
356 street
357 activation along major pedestrian routes; and
- 358 (3) Project is designed to maximize consolidation of loading
359 and/or vehicular entrances with other properties on the
360 same block.

361 (d) All equipment above the ~~roofline~~ **roof surface** shall be screened
362 from view by walls of equal height and materials similar to the
363 facades of the building, set back a distance at least equal to their
364 height from the building edge and height limit line and shall not
365 exceed 18 feet.

366 (e) **For hotel uses, the height of a rooftop amenity space shall not**
367 **exceed 18 feet, measured as the vertical distance from the roof**
368 **surface to the highest point of the rooftop amenity space. A**
369 **rooftop amenity space shall be set back a minimum of 18 feet**
370 **from the building edge.**

371 (f) Where retail space is located on the ground floor, such space shall
372 be designed and constructed with a Structural Clear Height (the
373 space bounded by the top of one slab, or other structural portion
374 of one floor, and the bottom of the next slab, or structural portion
375 of a floor) of at least 15 feet, except where the County Board finds
376 that such Structural Clear Height would adversely affect the
377 historical aspects of a building designated for full or partial
378 preservation.

379 (g) When a building exceeds 60 feet in height, a single step-back
380 of at least ~~20~~ **10** feet shall be implemented beginning on the
381 **second**, third, fourth or fifth floor, on frontages designated for
382 step-backs on the **Maximum Heights Limit and Step-backs**
383 **Map (§9.2.5, Map 1) ~~Step-Backs Map (§9.2.12, Map 8)~~**, except
384 as provided below.

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- (1) The County Board may approve modifications to the depth of the step-back on sites smaller than 20,000 square feet if the County Board determines that a ~~20~~10-foot step-back is not feasible due to the shape or configuration of the site.
 - (2) For projects that achieve full building preservation and for which step-backs are otherwise required, the County Board may consider and approve alternative step-back designs, pursuant to §9.2.1.
 - (3) All projects in the “Clarendon Revitalization District” that include façade or frontage preservation but not full building preservation, shall be stepped back at least 10 feet for a façade and 20 feet for a frontage, immediately above the preserved structure, unless modified by the County Board pursuant to §9.2.1.
- (h) Mezzanine space may be approved by the County Board when it finds that:
- (1) Mezzanine is incidental to a retail or restaurant use with which it is associated and will contribute to the marketability and viability of the retail or restaurant use; and
 - (2) The mezzanine will not adversely affect transparency or fenestration as called for in the Clarendon Sector Plan or reduce the open space between the floor and the ceiling of the ground-floor space to less than 12 feet.
- (i) Mezzanines may be considered “incidental” if the square footage of mezzanine is no more than 2/3 of the square footage of the ground-floor retail and/or restaurant use to which it is incidental.

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S9.2.3 Table 1, Sidewalk design guidelines

Standard	Type			
Total streetscape width	20'	18'	14'	12'
Clear walkway zone (minimum width although pinch points at a minimum of 6 ft. clear width will be permitted to accommodate building preservation and café space, however, at least 6' minimum clear width should abut preserved historic structures)	14' (may be reduced to 6' to accommodate café/shy zone)	12' (may be reduced to 6' to accommodate café/shy zone)	8' (may be reduced to 6' to accommodate café/shy zone)	6'
Tree and furniture zone (includes 8' brick band, soldier course between back of curb and tree pit, or other suitable material)	6'			
Café/Shy Zone	6'	6'	2'	see stoop/ landscape zone
Stoop/landscape zone	n/a			6' for urban residential frontage type
Paving material and concrete curb	concrete w/contemporary materials outside of clear walkway zone			Concrete
Tree pit size	5' x 12' minimum			
Continuous planting/utility strip	n/a-Permitted			Permitted
Light fixture – Carlisle light (single pole or double pole)	double with 16' poles	double with 16' poles on main streets, single with 12' poles on secondary streets	single with 12' poles	single with 12' poles
Utilities (all underground and/or along rear lot line)	Yes			
Crosswalks	Thermoplastic markings (ladder continental)			
Street tree species	See Map 34			
Street tree spacing (average)	30' on center, coordinated with street light spacing, generally no closer than 12' from street trees			
Street tree size – major deciduous trees	4-6" caliper/16-30' tall at time of planting	4-6" caliper/16-30' tall at time of planting	4-6" caliper/16-30' tall at time of planting	4-6" caliper/16-30' tall at time of planting

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Notes:

¹ See Rosslyn Ballston Corridor Streetscape Standards (updated 2004 or most recent update) for additional details and methods

² Streetscape exemptions may apply only to frontages directly abutting structures called for historic preservation; all other streetscape areas should be consistent with the streetscape standards.

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§9.2.4. Table 2, Parking Spaces Associated with Structures Recommended for Preservation

Block	Building(s)	Address	Estimated Parking Spaces	Approximate Parking Area (sq. ft.)
1	Three Whistles (former Meat Market Building)	2719 Wilson Boulevard	27	6,500
1	Bike/Garden Shop Building	2727-31 Wilson Boulevard	5	1,300
2	Chase Bank (former NTB Building)	2825 Wilson Boulevard	35	14,750
3	All Buildings	2901-25 Wilson Boulevard	40	12,000
8	All Buildings	3125-41 Wilson Boulevard	30	5,300
10	All Buildings	3165-95 Wilson Boulevard	12	4,200
12	All Buildings	3201-26 Washington Boulevard	6	1,150
18	Northside Social (former Clarendon Citizens Hall Building)	3211 Wilson Boulevard	5	2,400
19	T & J Auto Body (former Kirby Garage Building)	3237 Wilson Boulevard	8	5,700
24	USPS	1020 N. Highland St	2	470
27	All Buildings	3016-28 Wilson Boulevard	0	0
30	Leadership Building	1101 N. Highland Street	0	0

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Notes:

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¹ Existing spaces as counted through 12/31/2006

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² The existing estimated parking spaces may or may not conform with existing zoning. Where existing spaces are nonconforming, the existing approximate parking area may be used in determining the preferred number of spaces within a conforming parking layout as part of the proposed redevelopment. [Source: Field survey conducted by Arlington County DES

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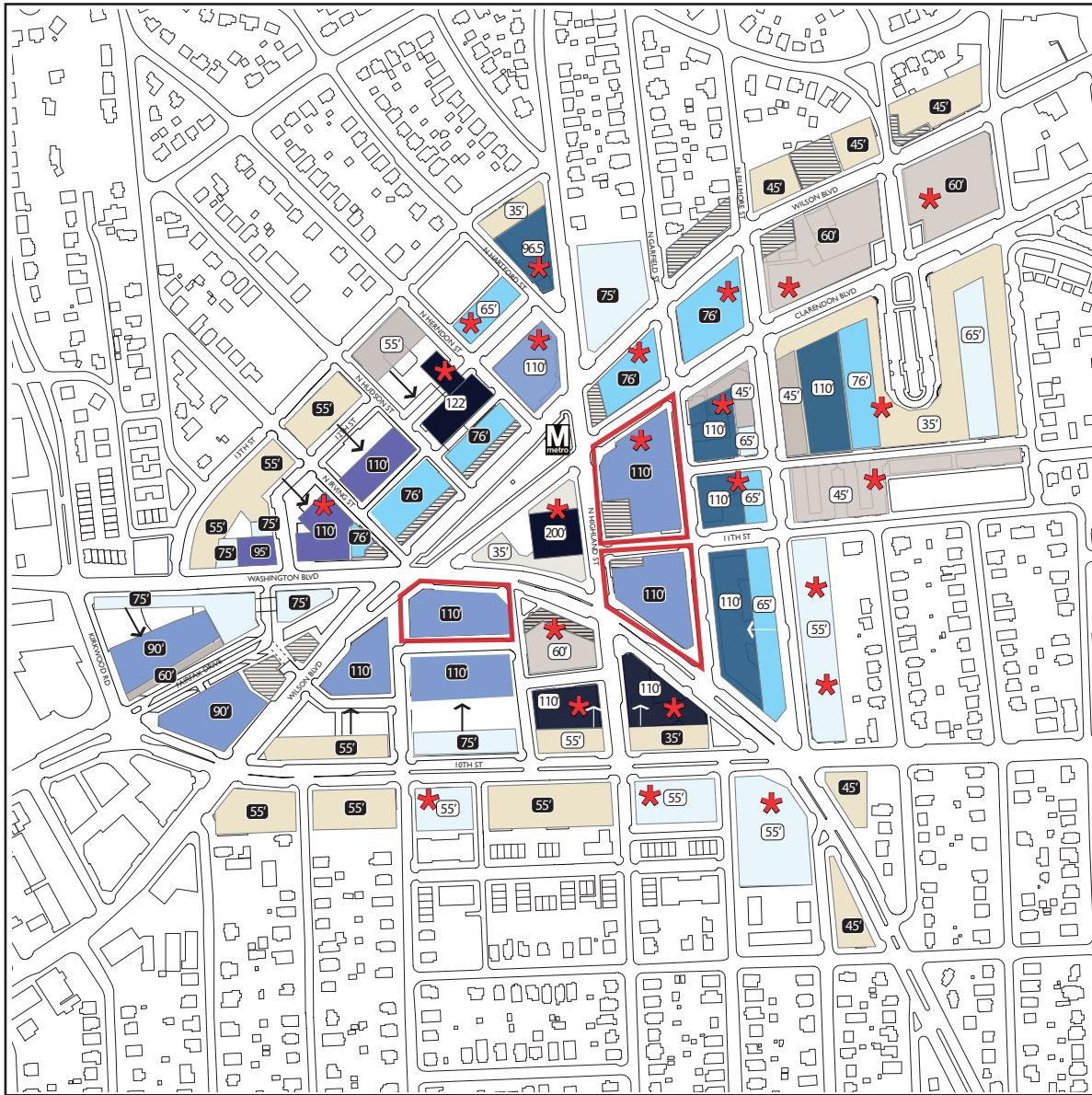
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EXISTING ACZO MAPS

§9.2.5. Map 1, Maximum Height Limit



Maximum Height (Feet)

35'

Existing Buildings

35'

Proposed Buildings

Maximum Number of Floors



Preservation Structures - Existing
Heights are the Maximum
(Actual Heights Vary)



3 Floors



4 Floors



5 Floors



6 Floors



7 Floors



8 Floors



10 Floors



More than 10 Floors



Additional Height up to 128' may be considered by the County Board in exchange for community benefits.



Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.



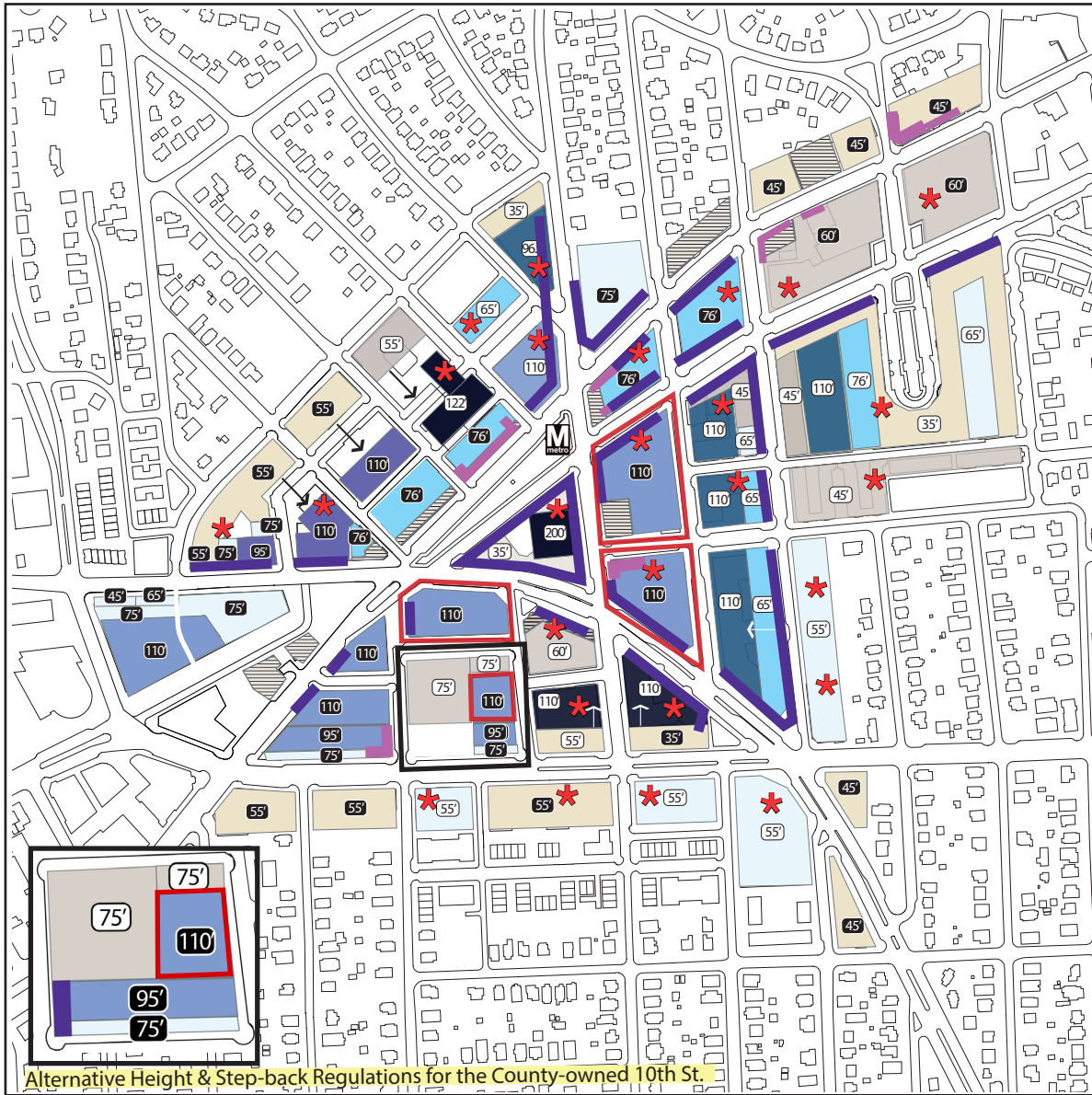
Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line)

Notes:

1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.



§9.2.5. Map 1, Maximum Height Limit and Step-backs



Alternative Height & Step-back Regulations for the County-owned 10th St.

Maximum Height (Feet)

- 35' Existing Buildings
- 35' Proposed Buildings

Maximum Number of Floors

Preservation Structures - Existing
Heights are the Maximum (Actual Heights Vary)

- 3 Floors
- 4 Floors
- 5 Floors
- 6 Floors
- 7 Floors
- 8 Floors
- 10 Floors
- More than 10 Floors

* Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.

Step-backs

- Designated Frontages for Step-Backs when Building Heights Exceed 60 Feet - 10' Step-back at 2nd, 3rd, 4th, or 5th floors
- Designated Frontages for Step-Backs achieved through Building Facade or Building Frontage Preservation

Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line)

Notes:

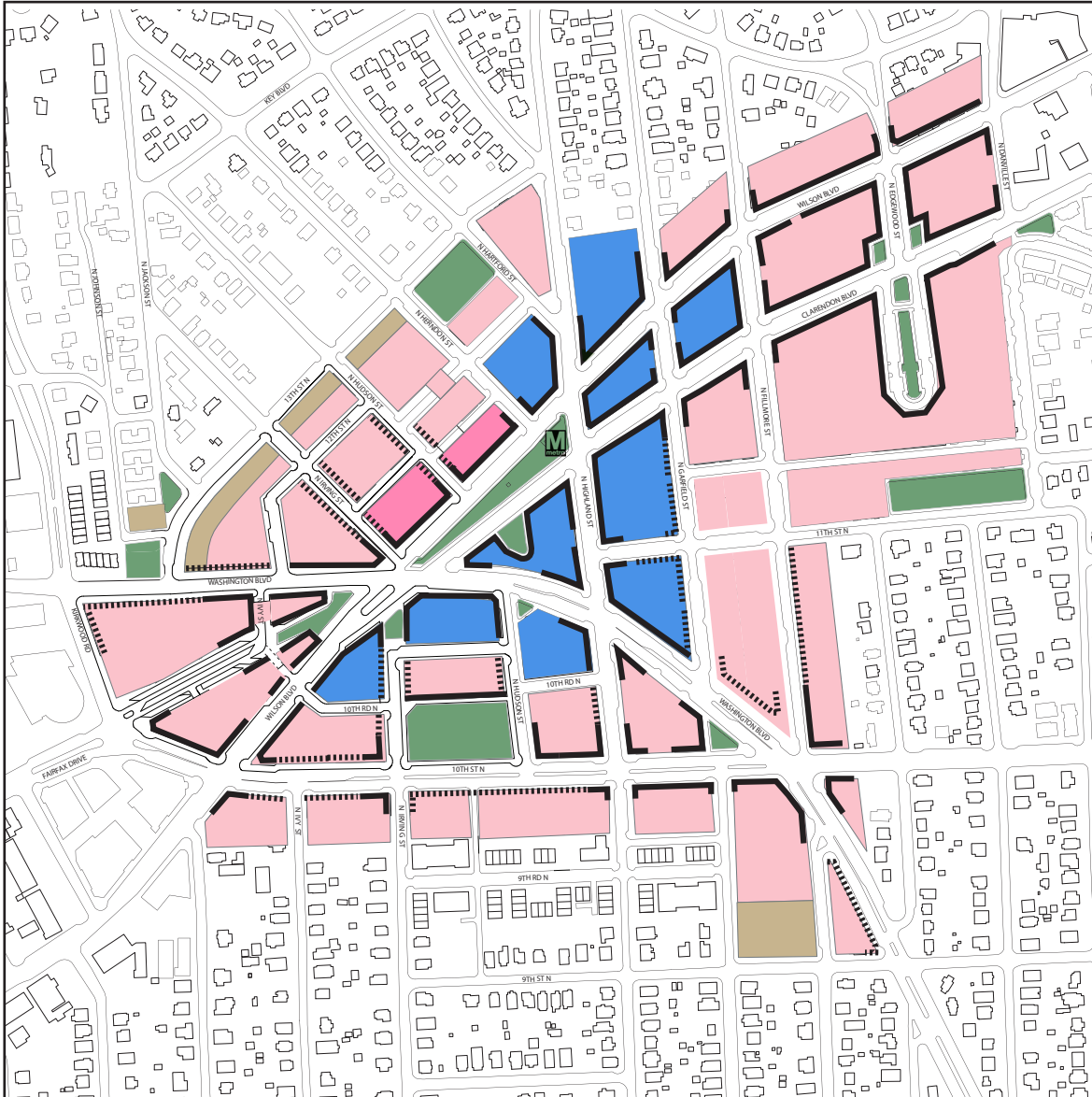
1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.

 Additional Height up to 128' may be considered by the County Board in exchange for community benefits.



EXISTING ACZO MAPS

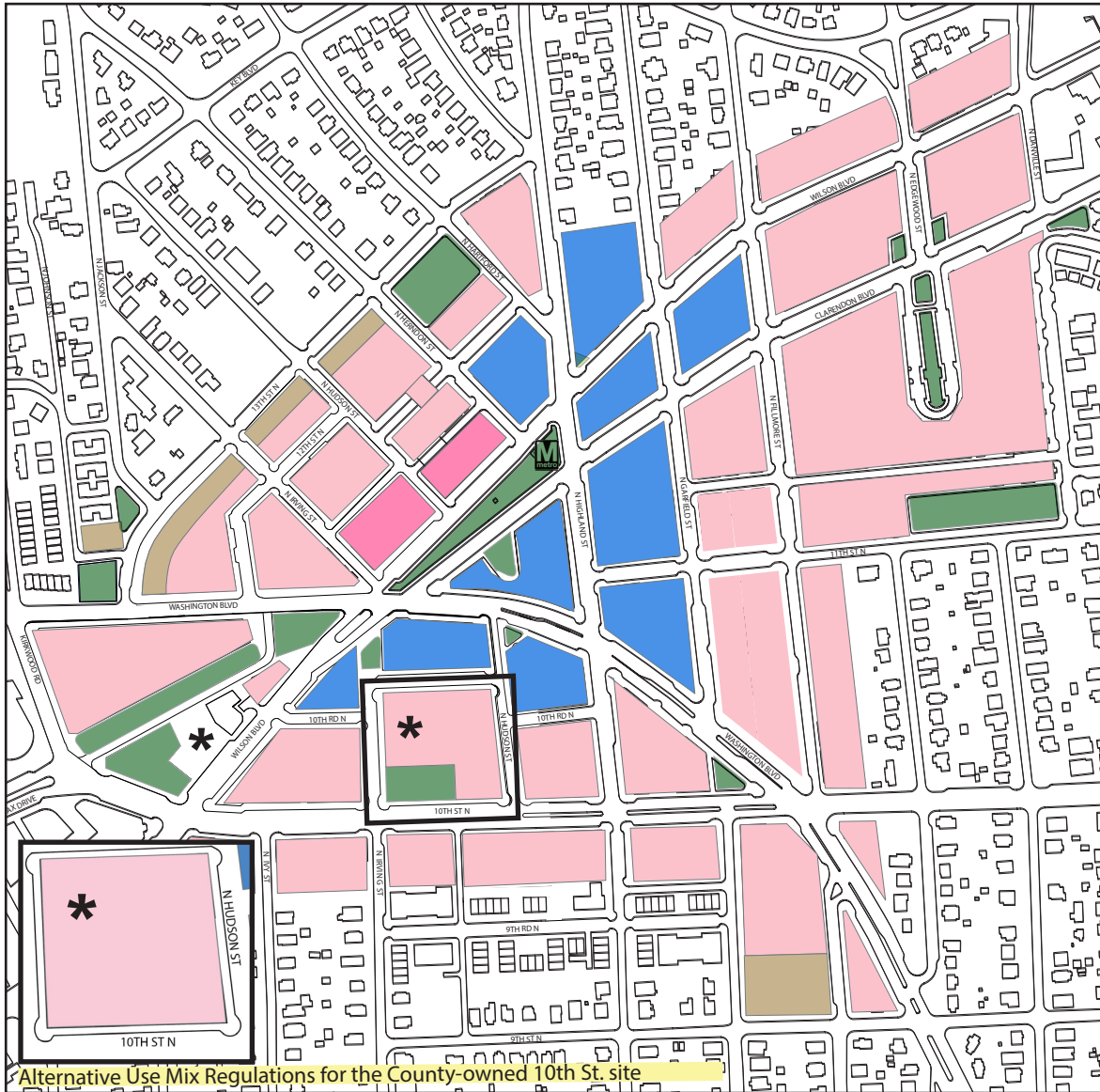
§9.2.6. Map 2, Use Mix









-  Residential
-  Residential, Commercial, Hotel, or Mixed Use
-  Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial
-  Residential, Commercial, Hotel, or Mixed Use - Prime Office - Minimum 60% Commercial
-  Existing & Proposed Open Space
-  Retail Frontages
-  Retail and/or Personal/ Business Service Frontages



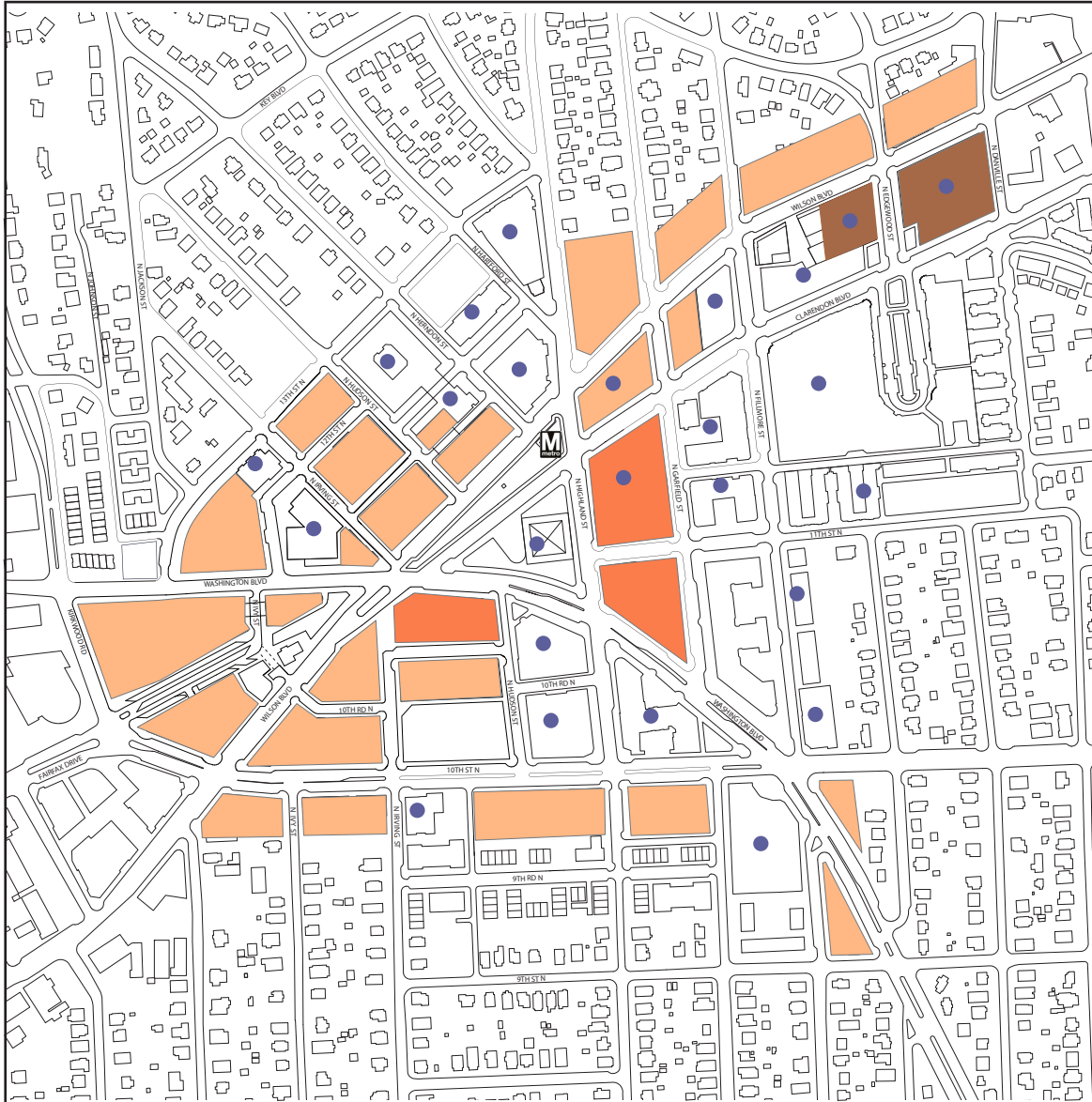
§9.2.6. Map 2, Use Mix







-  Residential
-  Residential, Commercial, Hotel, or Mixed Use
-  Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial
-  Residential, Commercial, Hotel, or Mixed Use - Prime Office - Minimum 60% Commercial
-  Existing & Proposed Open Space
-  Existing Utilities

EXISTING ACZO MAPS

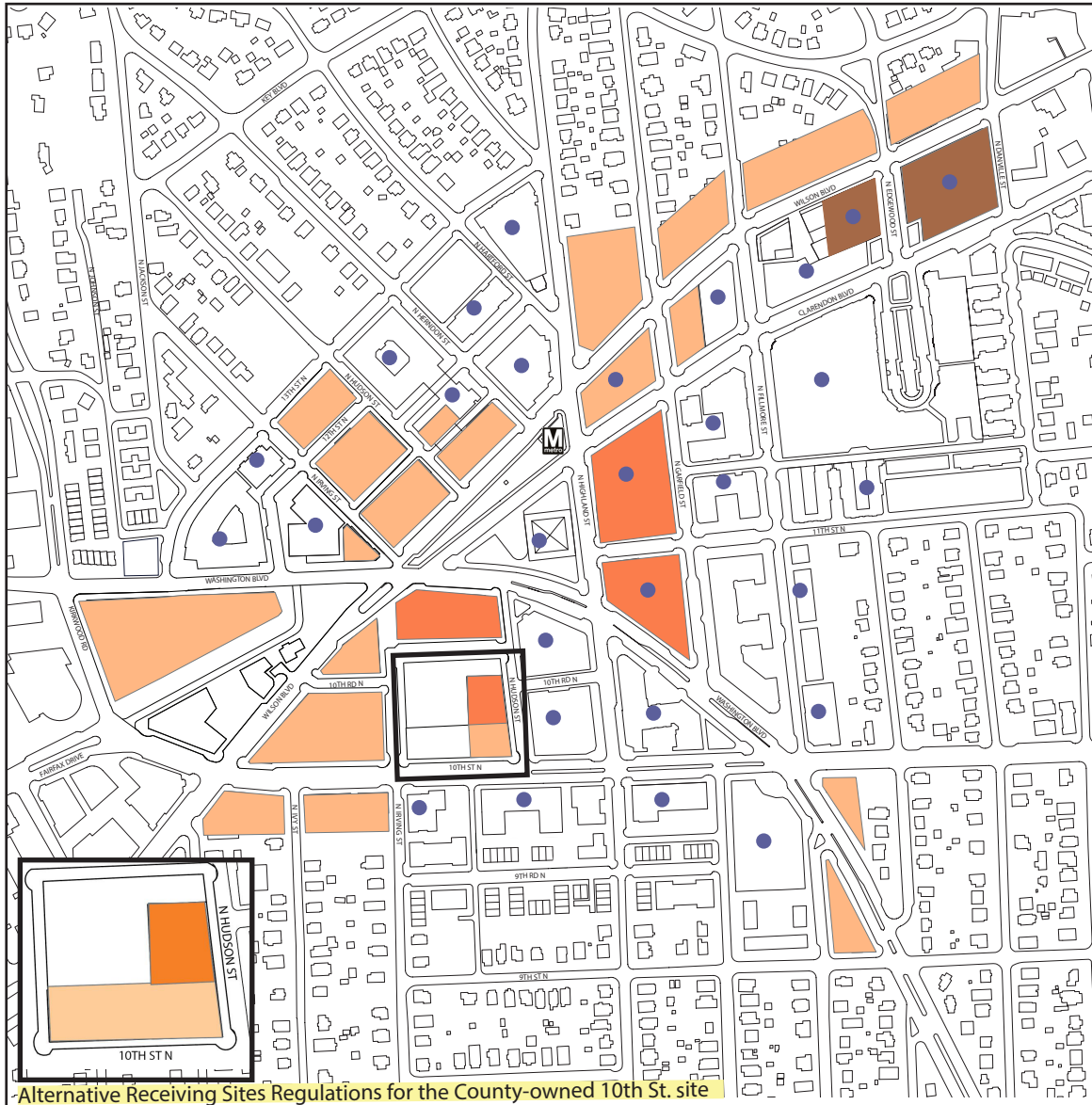
§9.2.7. Map 3, Receiving Sites



-  Additional Density above GLUP may be approved by County Board; Maximum Building Height may not be exceeded
-  Additional Height above Maximum Building Height and Additional Density above GLUP may be approved by County Board
-  Additional Density above Existing Approved Site Plan Density may be approved by County Board; Maximum Building Height may not be exceeded
-  Density controlled under development projects approved by the County Board



§9.2.7. Map 3, Receiving Sites

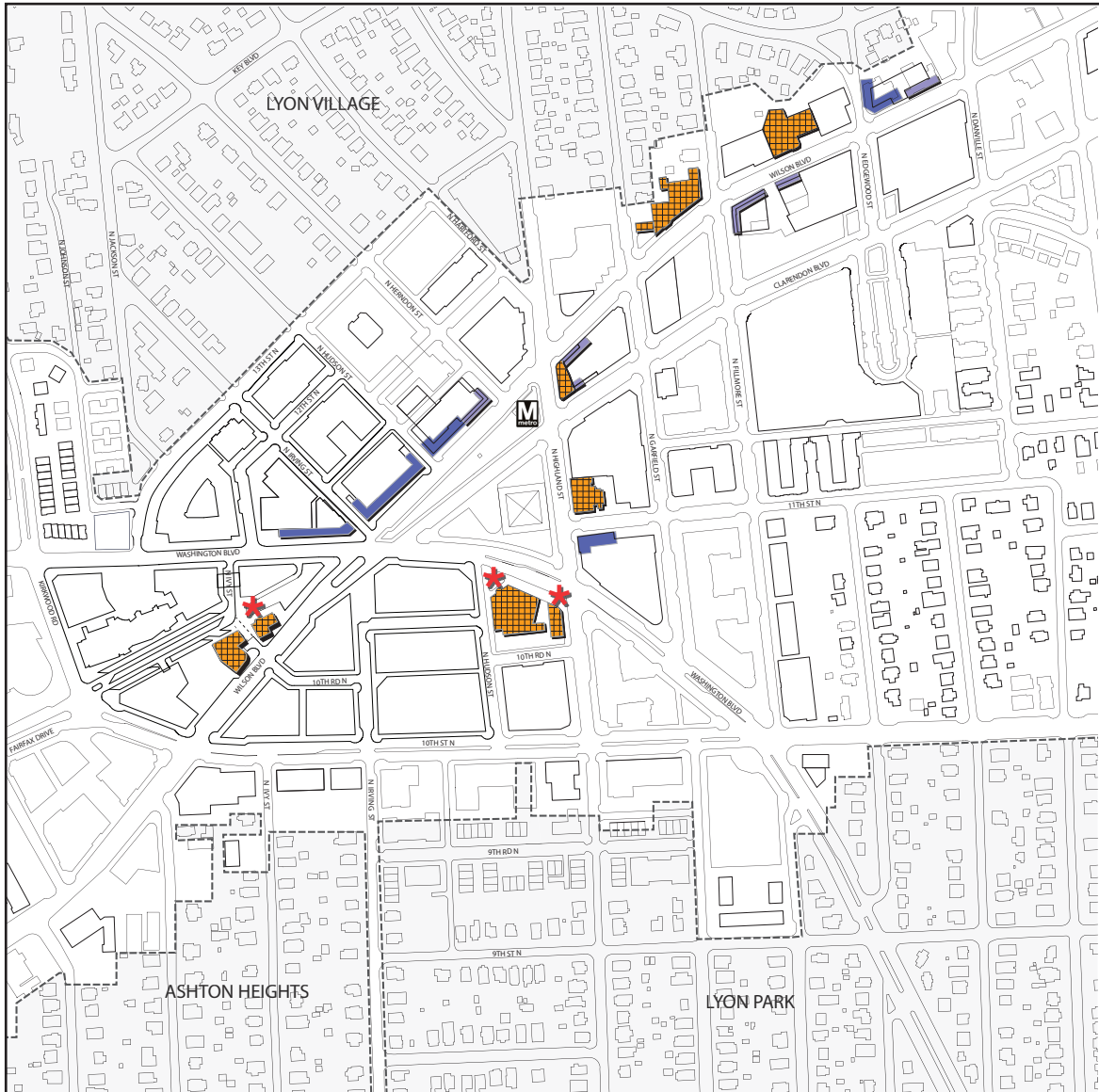





- Additional Density above GLUP may be approved by County Board; Maximum Building Height may not be exceeded
- Additional Height above Maximum Building Height and Additional Density above GLUP may be approved by County Board
- Additional Density above Existing Approved Site Plan Density may be approved by County Board; Maximum Building Height may not be exceeded
- Density controlled under development projects approved by the County Board



EXISTING ACZO MAPS

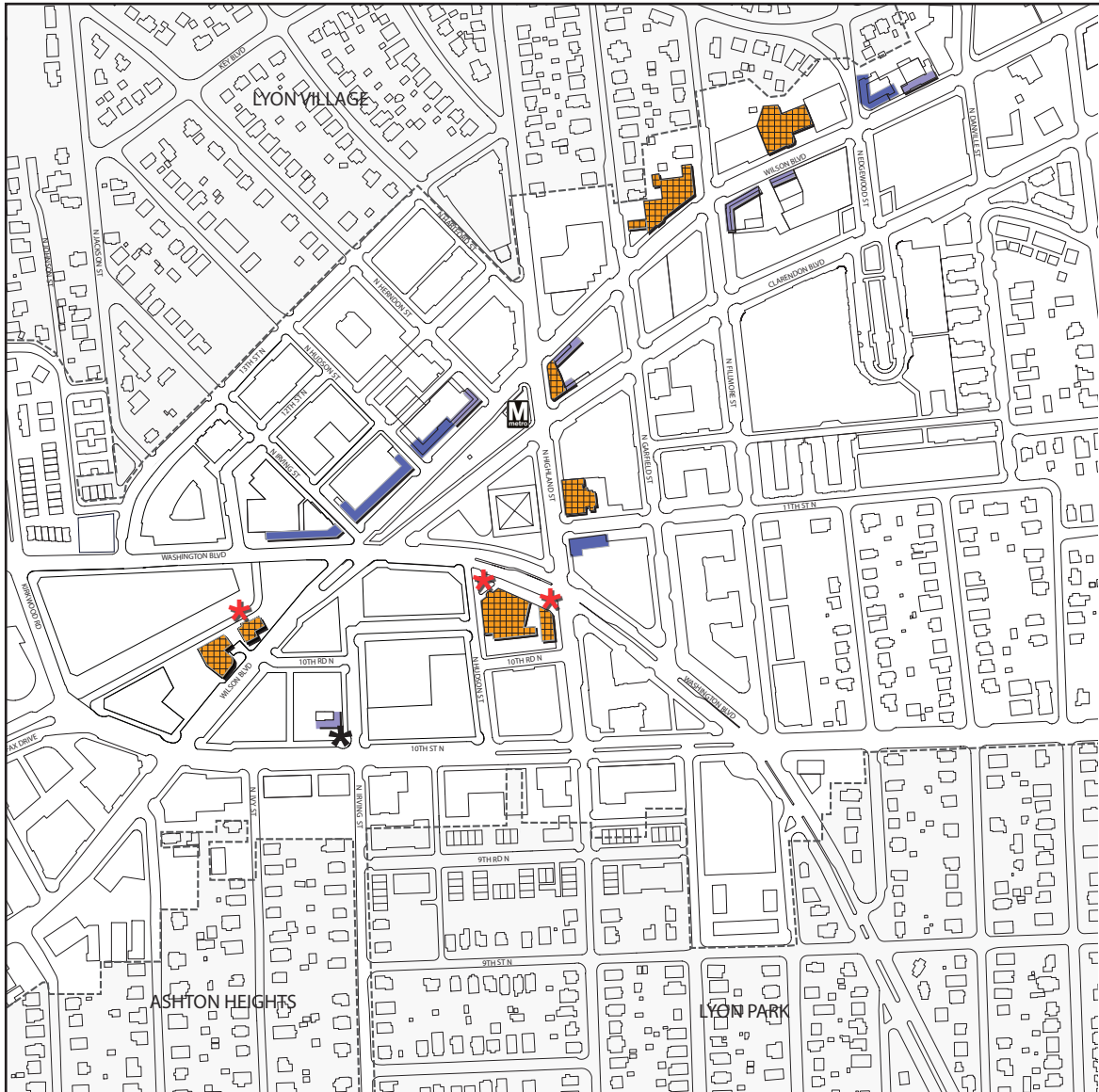
S9.2.8. Map 4, Building Preservation









-  Full Building Preservation
-  Local Historic District
 - Joseph L. Fisher Post Office Building
 - Dan Kain Building
 - Former Clarendon Citizens Hall (Murky Coffee)
-  Building Frontage Preservation
-  Building Frontage or Facade Preservation
-  National Register Historic Districts
 - Lyon Village, May 2002
 - Ashton Heights, April 2003
 - Lyon Park, November 2003



S9.2.8. Map 4, Building Preservation

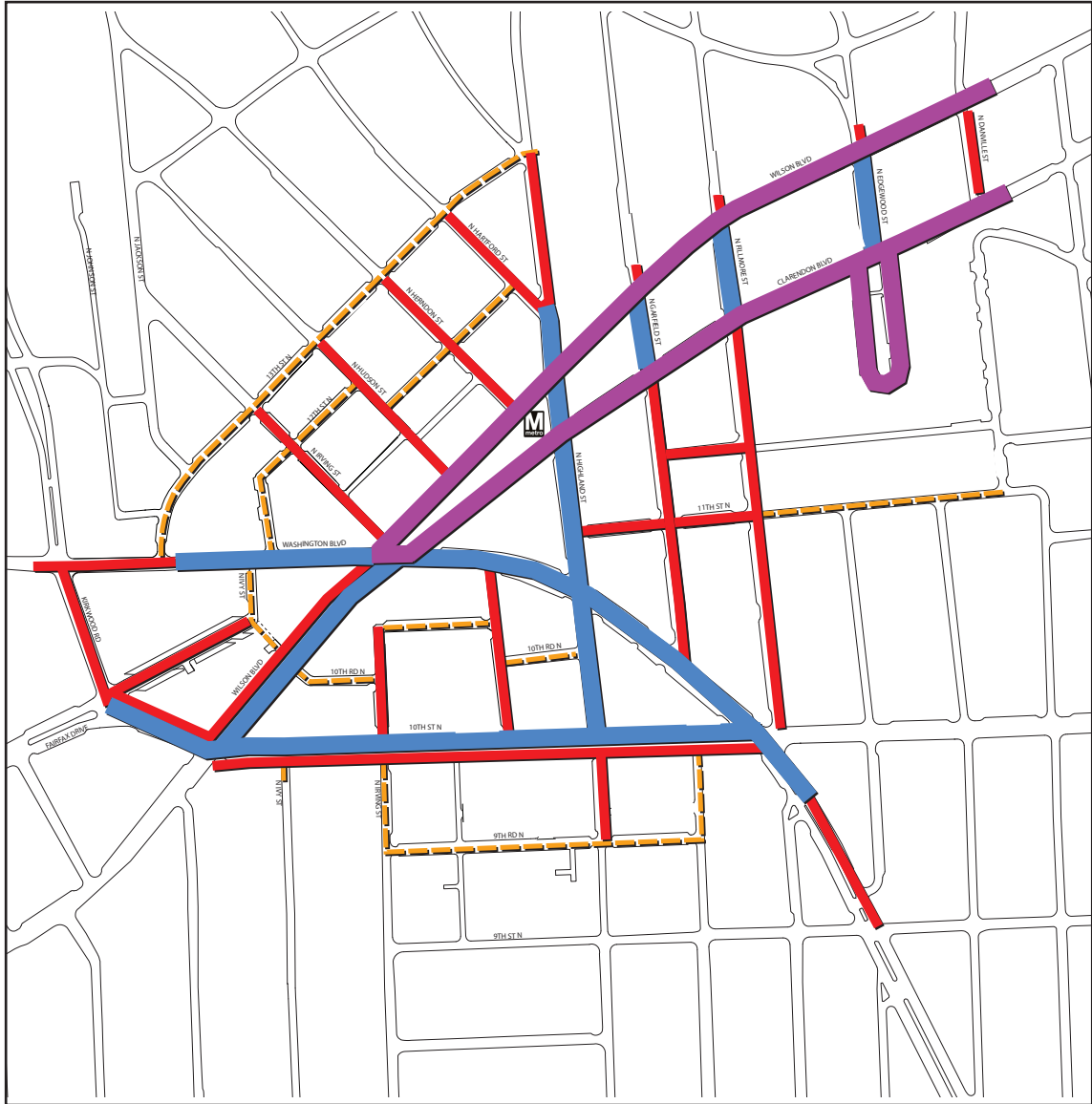


-  Full Building Preservation
-  Local Historic District
 - Joseph L. Fisher Post Office Building
 - Dan Kain Building
 - Former Clarendon Citizens Hall (Northside Social)
-  Building Frontage Preservation
-  Building Frontage or Facade Preservation
-  National Register Historic Districts
 - Lyon Village, May 2002
 - Ashton Heights, April 2003
 - Lyon Park, November 2003
-  South and east facades may be relocated to meet build-to lines shown on Map 6



EXISTING ACZO MAPS

§9.2.9. Map 5, Streetscapes



Sidewalk Widths

- 20'
- 18'
- 14'
- 12'

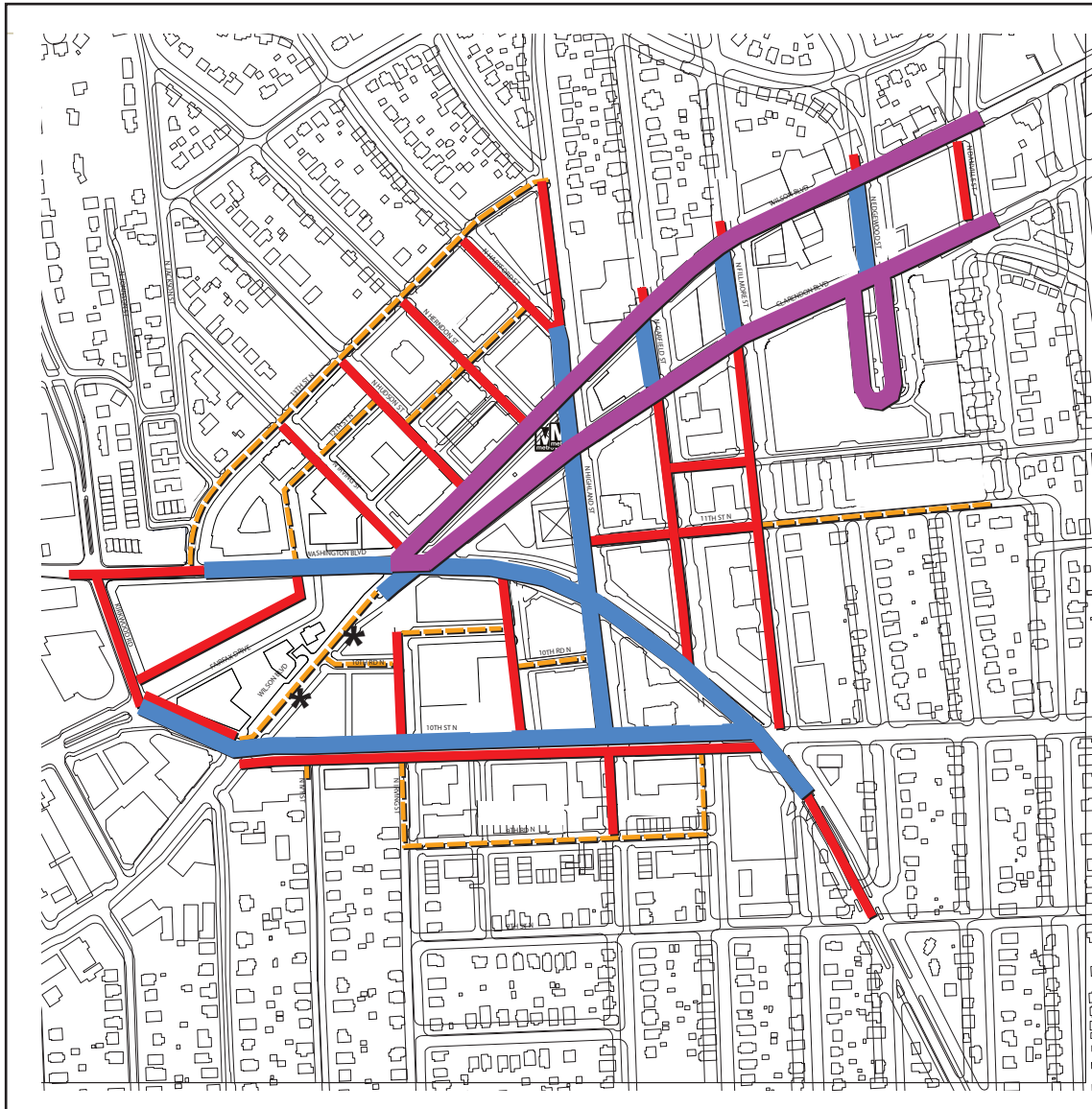


Notes: These widths indicate the anticipated dimensions from the curb face to the build-to line and include the various streetscape zones described in this chapter. Some modification to the streetscape condition, including widths, may be necessary adjacent to buildings, frontages, and facades recommended for preservation.

The streetscape for 9th Road would have a continuous landscape strip located at the back of curb.

See recommended street cross sections in Chapter 2 for any adjustments to the streetscape dimensions due to unique site conditions.

§9.2.9. Map 5, Streetscapes



Sidewalk Widths

- 20'
- 18'
- 14'
- 12'



Notes: These widths indicate the anticipated dimensions from the curb face to the build-to line and include the various streetscape zones described in this chapter. Some modification to the streetscape condition, including widths, may be necessary adjacent to buildings, frontages, and facades recommended for preservation.

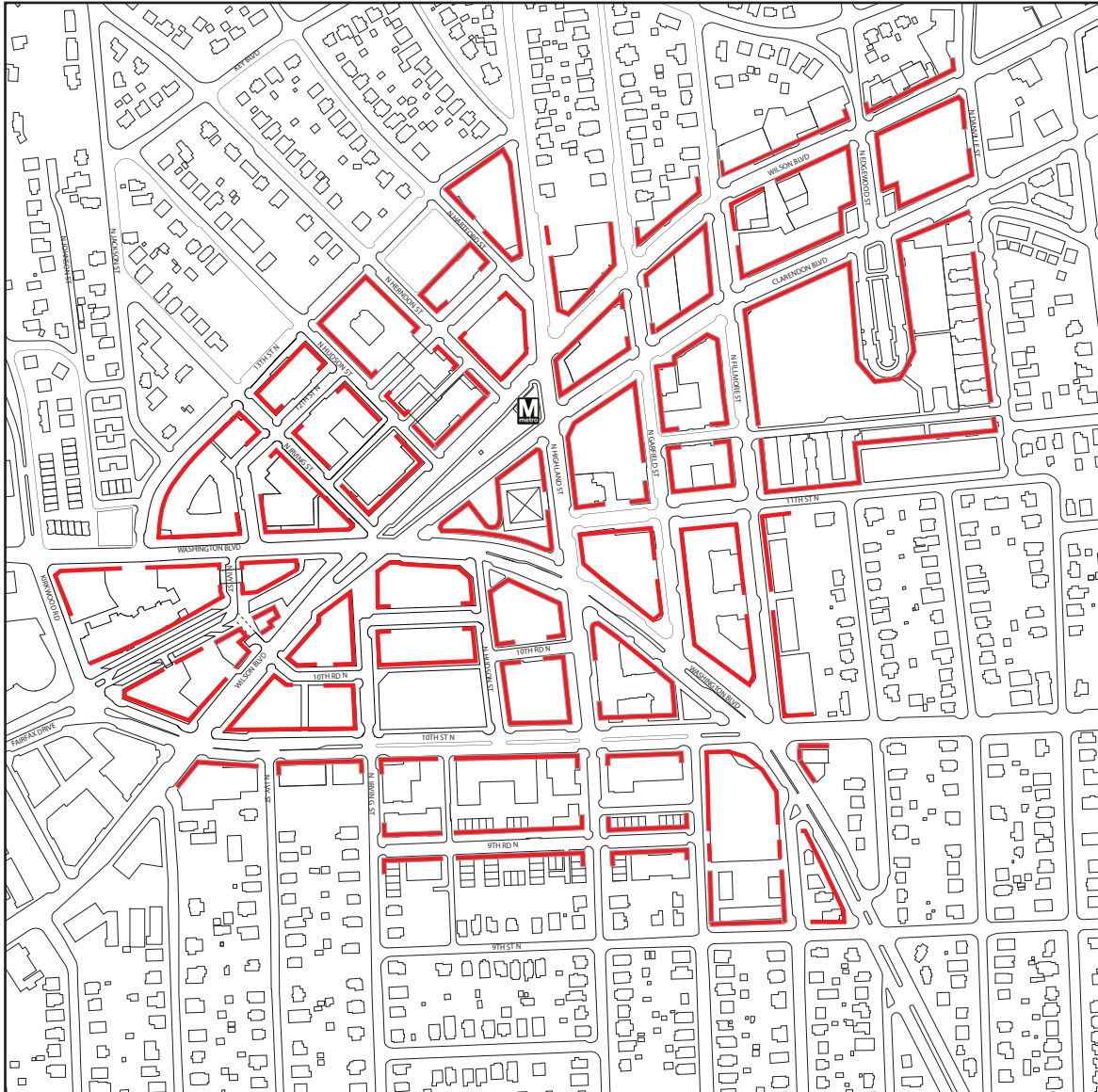
The streetscape for 9th Road would have a continuous landscape strip located at the back of curb.

See recommended street cross sections in Chapter 2 for any adjustments to the streetscape dimensions due to unique site conditions.

- * For south side of Wilson Blvd from Washington Blvd to 10th St N, sidewalk width will vary from 12-19' due to interspersed parking and tree pits

EXISTING ACZO MAPS

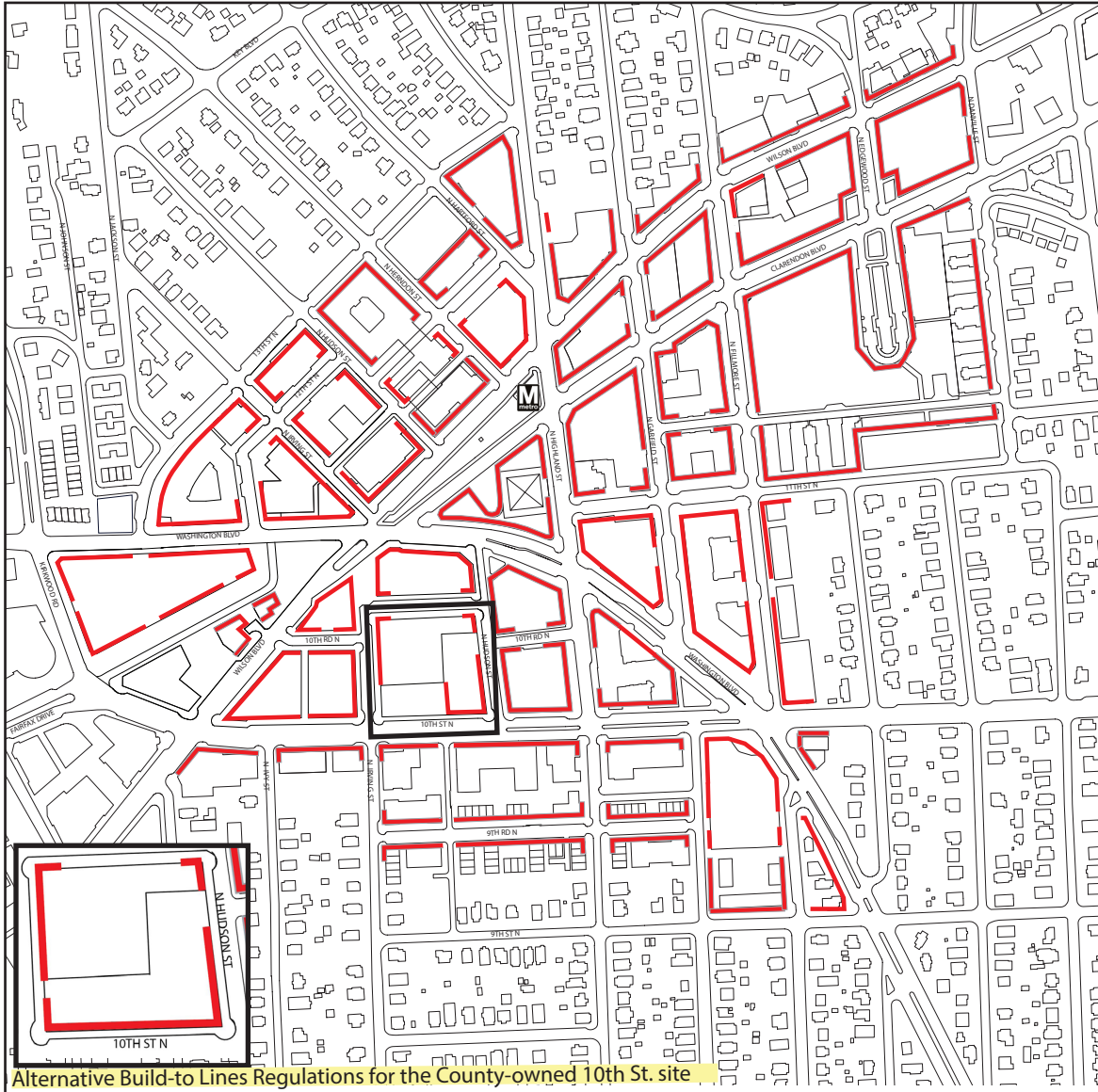
S9.2.10. Map 6, Built-to lines



Note: Parking and loading should be located where built-to lines are not indicated.



S9.2.10. Map 6, Built-to lines







Note: Parking and loading should be located where build-to lines are not indicated except where shown on Fairfax Drive public space frontage



EXISTING ACZO MAPS

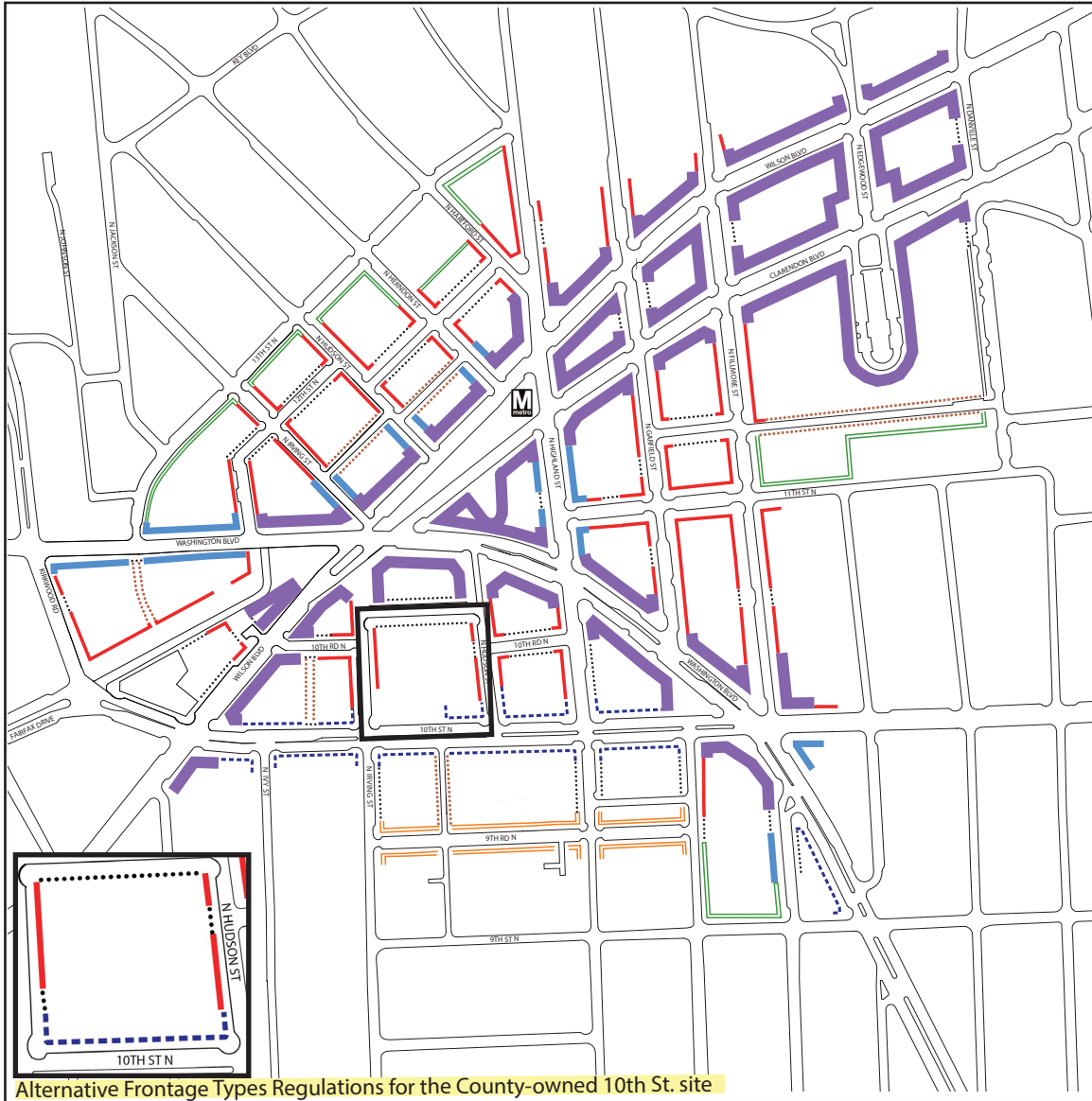
§9.2.11. Map 7, Frontage Types



-  Main Street
-  10th Street
-  Side Street A
-  Side Street B
-  Urban Residential
-  9th Road Residential
-  Service
-  Alley



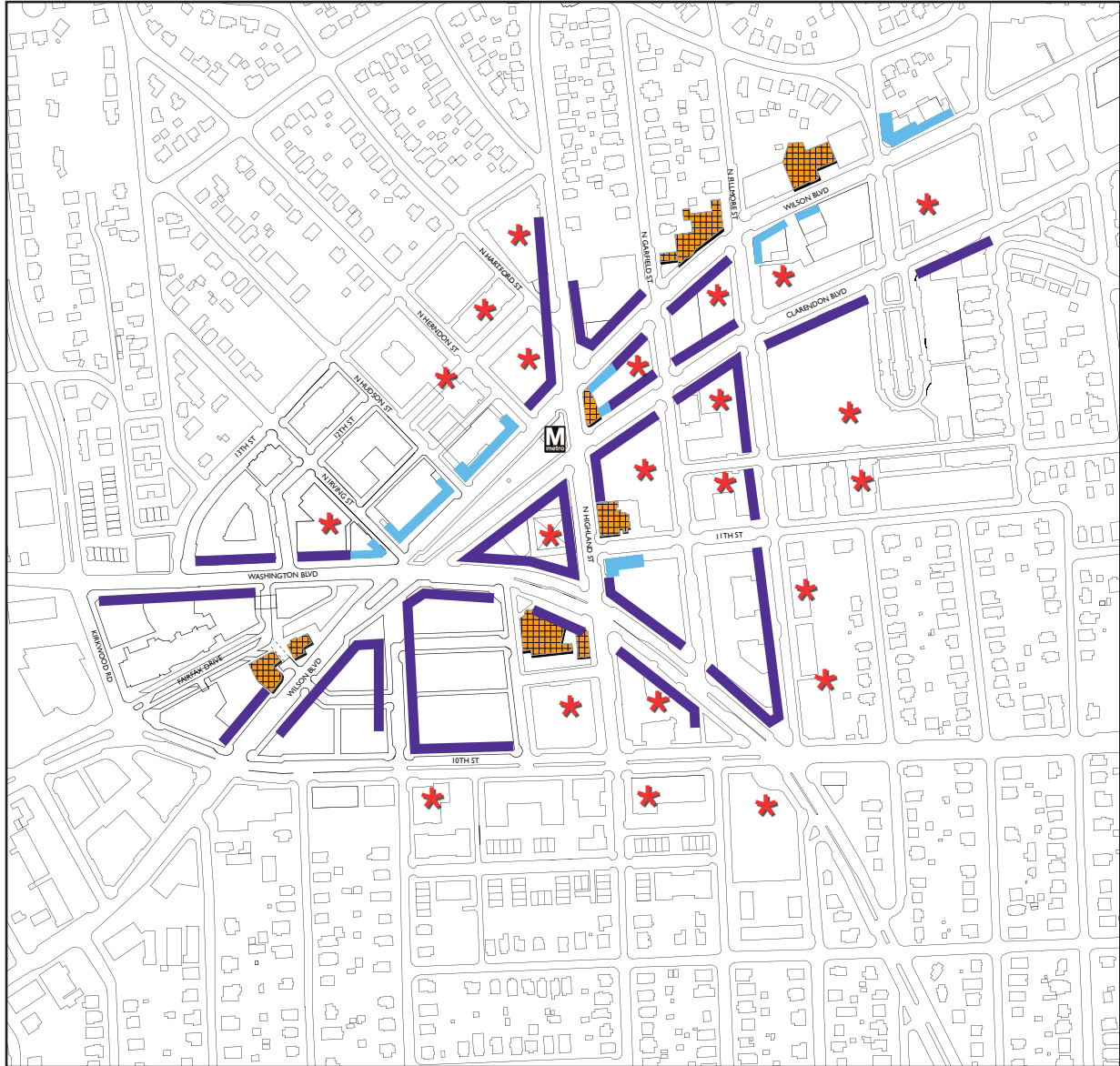
§9.2.11. Map 7, Frontage Types





- Main Street
- - - 10th Street
- Side Street A
- Side Street B
- Urban Residential
- 9th Road Residential
- Service
- Alley




§9.2.12. Map 8, Step-backs



 Designated Frontages for Step-Backs when Building Heights Exceed 60 Feet - 20' Step-back at 3rd, 4th, or 5th floors

 Designated Frontages for Step-Backs achieved through Building Facade or Building Frontage Preservation

 Full Building Preservation

 Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.



Article 18. Definitions

§18.1. Word Usage

The word "used" includes "designed, intended or arranged to be used" and vice versa; words used in the present tense include the future; words used in the singular number include the plural number and vice versa; the word "building" includes the word "structure"; the word "dwelling" includes the word "residence"; the word "lot" includes the word "plot"; and the word "shall" is mandatory and not directory.

§18.2. General Terms Defined

For the purposes of this zoning ordinance certain terms and words used herein shall be defined and interpreted as follows.

457 Note: The following new definition to be inserted in alphabetical order with other definitions.

458

459 **Rooftop Amenity Space. A structure with habitable space located above the highest roof surface of a**
460 **building. Rooftop Amenity Spaces shall be associated with a principal or accessory use in the primary**
461 **building.**