



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of April 24, 2010

SUPPLEMENTAL REPORT – REVISED LANGUAGE

DATE: April 23, 2010

SUBJECT: ZOA-10-01/FBC-9. Zoning Ordinance amendments to Sections 1, 16, 18, 19, 20 (and its Appendix A), 21, 25A, 26, 28, 32A, 33 and 34 to: 1) delete “automobile service station,” “public garage” and “tire shop” and instead add a new definition for, and references to “vehicle service establishment,” which use would include vehicle fueling sales, accessory retail sales and vehicle service and repair uses; 2) permit vehicle service and repair as provided for in the proposed “vehicle service establishment” definition, by use permit approval, in Section 19. “C-1” Local Commercial Districts, Section 20 (and its Appendix A) “CP-FBC” Columbia Pike Form Based Code Districts and Section 25A. “C-O-A” Commercial Office Building, Hotel and Apartment Districts; 3) create a new definition for and update references to “vehicle body shop” as a use that includes both repair uses and vehicle body work, painting and upholstering; and 4) update usage of automobile-related terms.

DISCUSSION: This supplemental report provides minor editorial corrections in two places in order to clarify those uses that are not permitted in “RA4.8” and “RA-H-3.2” Zoning Districts. Lines 85 and 99-100 of the ordinance attached to the original report dated April 13, 2010, list “vehicle sales” as a use specifically not permitted in the “RA4.8” and “RA-H-3.2” Zoning Districts. For clarification purposes, the defined term “vehicle dealership, sales or rental lot” is substituted, and shown below with a double underline to denote text to be added, and ~~double strikethrough~~ to denote text to be deleted. Proposed amendments as shown in the original report, include ~~strikethrough~~ to denote text to be deleted, underline to denote text to be added, and highlight to denote text changed since advertisement (line numbers match those in the original report).

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SECTION 16. "RA4.8" MULTIPLE-FAMILY DWELLING DISTRICTS

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By site plan approval as specified herein: Multiple-family dwellings. By site plan approval, commercial uses as permitted in “C-1-R” Districts, or as otherwise approved by the

County Manager: BMD/GA

County Attorney: CW/SAM

Staff: Deborah Albert, DCPHD, Planning Division

82 County Board, may be permitted, provided that they are located at street level and do not exceed
83 a five-tenths (0.5) Floor Area Ration (F.A.R.). No drive-in type uses such as drive-in banks or
84 drive-in restaurants or automobile-oriented uses such as ~~public garages, service stations, vehicle~~
85 ~~service establishments, vehicle body shops, car washes, or motor vehicle dealership, sales or~~
86 ~~rental lots or automotive oriented repair uses of any type~~ shall be permitted.

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90 **SECTION 18. "RA-H-3.2" MULTIPLE-FAMILY DWELLING AND HOTEL**
91 **DISTRICTS**

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93 **B. Special Exceptions.**

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95 By site plan approval as specified herein: multiple-family dwellings and/or hotel
96 development. Commercial uses may also be permitted provided that they are located at street
97 level and do not exceed a five-tenths (5/10) floor area ratio (F.A.R.). No drive-in type uses such
98 as drive-in banks or drive-in restaurants or automobile-oriented uses such as ~~public garages,~~
99 ~~service stations, vehicle service establishments, vehicle body shops, car washes, or motor vehicle~~
100 ~~dealership, sales or rental lots or automotive oriented repair uses of any type~~ shall be permitted.

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