



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of March 15, 2008**

DATE: February 25, 2008

SUBJECT: Request to Advertise public hearings on proposed Zoning Ordinance amendments to Section 27. "C-3" General Commercial Districts to modify the Special Exception Site Plan regulations for properties designated "Medium Density Mixed-Use" and within the "Clarendon Revitalization District" on the General Land Use Plan to change the maximum density from 4.0 FAR to 3.0 FAR; remove the 0.25 FAR density provision for building preservation and other density allowances; introduce use mix requirements including a minimum percentage of commercial uses on some blocks; modify the maximum building height regulations to include a maximum building height (in feet) and a maximum number of floors for all blocks; maintain the existing tapering regulations; introduce new stepback requirements for certain frontages when building heights exceed 60 feet; modify coverage requirements; establish a minimum structural clear height for retail uses of 15 feet; modify the standards for streetscapes; modify the parking requirements with relief for small sites and for buildings identified for preservation; modify urban design requirements; and ensure consistency with the goals and policies set forth in the adopted 2006 Clarendon Sector Plan for the Clarendon Metro Station area.

C.M. RECOMMENDATION:

Adopt the attached resolution to advertise public hearings by the Planning Commission on April 7, 2008 and the County Board on April 19, 2008, on the attached ordinance to amend, reenact, and recodify the provisions in Section 27 of the Arlington County Zoning Ordinance to ensure consistency with the goals and policies set forth in the adopted 2006 Clarendon Sector Plan for the Clarendon Metro area.

ISSUES: This is only a request to advertise and authorization by the County Board is not required. Two issues have been raised concerning incorporation of flexibility to modify maximum coverage requirements; and inclusion of provisions for ADA accessible parking and assurances for long term retention of parking for small sites where off-site parking may be allowed.

SUMMARY: On June 10, 2006, the County Board adopted the Part 1 of the 2006 Clarendon Sector Plan with key policies, goals and objectives and on December 9, 2006, adopted Part 2 with the remaining policies integrated into the final document. In order to implement the policies and other guidelines for development and redevelopment in Clarendon consistent with

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PLA-4920

the adopted Sector Plan, Zoning Ordinance amendments are proposed. Staff recommends that the County Board adopt the attached resolution to advertise the proposed Zoning Ordinance amendments for public hearings by the Planning Commission on April 7, 2008, and the County Board on April 19, 2008. The following information provides a summary of the proposed changes:

“C-3” District (Special Exception Site Plan provisions):

- Change the density provisions from a maximum density of 4.0 FAR to 3.0 FAR, consistent with the maximum number of floors and maximum height in feet as designated in the Clarendon Sector Plan;
- Delete the 0.25 FAR building preservation bonus density provision and reference the bonus density provisions provided in Section 36.H.8 of the zoning ordinance;
- Introduce new use mix requirements including the provision for a minimum percentage of commercial uses on several blocks;
- Modify the maximum building height limits by establishing both an absolute maximum building height (in feet) and maximum number of floors with limited exceptions, retain the current taper provisions and introduce new step-back regulations;
- Modify coverage requirements to eliminate the tiered coverage requirements and set a single maximum with established parameters for increased coverage allowances;
- Modify the streetscape requirements to comply with standards in the Clarendon Sector Plan;
- Modify the parking requirements to provide relief for preserved structures identified in the Clarendon Sector Plan and for small sites; and
- Update the urban design standards including building frontage type design requirements and establish a minimum structural clear height for ground floor retail uses.

BACKGROUND: The process to update the Clarendon Sector Plan involved a comprehensive study of land use, transportation, open space and building form and character issues. Envisioned as an “urban village”, the Clarendon Metro Station area as laid out in the adopted 2006 Clarendon Sector Plan, will include: a mix of medium-density residential, office, hotel, and retail uses concentrated in the core of Clarendon; lower levels of density and height closer to surrounding neighborhoods; ground-floor retail along Clarendon’s main streets; a mix of old and new structures including several of Clarendon’s original commercial buildings; attractive and safe pedestrian walkways; quality open spaces; and improved streets with ample on-street parking. Zoning ordinance amendments for the Clarendon area are necessary to achieve the desired vision and implement the adopted Plan. The proposed amendment includes modifications to the site plan provisions in Section 27. “C-3” General Commercial Districts of the Arlington County Zoning Ordinance. Modifications to the by-right regulations for “C-3” were adopted by the County Board in 2006 to improve the form of development by screening parking and providing incentives for streetscapes and new streets. No additional changes to the by-right regulations are proposed.

DISCUSSION: Amendments to the Special Exception Site Plan provisions of the “C-3” district are proposed in order to implement the adopted Clarendon Sector Plan in areas designated “Medium Density Mixed Use” in the “Clarendon Revitalization District” on the General Land Use Plan. Modifications to existing tools are necessary to regulate development activities in a manner consistent with the pattern of development planned for Clarendon.

The “C-3” zoning district is the predominant zoning district in Clarendon. This commercial zoning district permits the highest by-right commercial density of all zoning districts in Arlington. Although the by-right regulations for “C-3” permit relatively high commercial density, staff expects that most redevelopment will occur through use of the site plan process due to the available relief from the parking requirements, adjustments to building setbacks, and the ability to construct residential uses. In order to align the “C-3” district with the new policies and urban design guidelines included in the adopted 2006 Clarendon Sector Plan, many changes are necessary including modifications to the density, use mix, building height, streetscape, street, parking, coverage, building preservation, and design regulations.

- Density. The proposed maximum density level for Special Exception Site Plan projects is 3.0 FAR. The optional 1.0 FAR for residential uses currently available would be removed consistent with both the Clarendon Sector Plan and a change to the General Land Use Plan (GLUP) approved by the County Board in 2006. The County Board may approve additional density above 3.0 FAR to fulfill priority community objectives such as affordable housing, preservation and open space, or to trigger the use of transfer of development rights to and from sites within Clarendon. However, any additional density must be contained within the maximum building envelope as described through the height regulations set forth in the Clarendon Sector Plan.
- Incentives for Building Preservation. On June 10, 2006, Subsection 36.H. of the zoning ordinance was amended to incorporate new density incentives for full and partial building preservation within the “Clarendon Revitalization District” consistent with policies set forth in the Clarendon Sector Plan. Therefore the proposed “C-3” amendment eliminates the 0.25 FAR increase in density for preservation of identified buildings and now references the adopted density provisions in Subsection 36.H.8 for full and partial preservation of existing buildings as identified in the Clarendon Sector Plan.
- Use Mix. In order to achieve the “urban village” vision with a mix of uses, the Clarendon Sector Plan identifies specific land uses for some areas of Clarendon including: 1) a minimum percentage of commercial uses for blocks designated as Prime Office sites; 2) a minimum percentage of commercial uses for two blocks where obtaining or retaining commercial uses would provide an incentive for building preservation; and 3) residential uses across from existing low-density residential uses. The current “C-3” regulations permit residential, office, retail and/or mixed-use development; however, neither a minimum nor maximum amount of any specific land uses are specified. The proposed amendments

incorporate regulations to achieve the use mix recommendations included in the Clarendon Sector Plan. Hotel uses would also be allowed under the proposed amendment.

- Building Height. The proposed amendments modify the height regulations pursuant to the adopted Sector Plan where a maximum building height (in feet) and a maximum number of floors are established. The County Board may approve modifications to the maximum number of floors in exchange for extraordinary community benefits as long as the maximum building height is not exceeded, except for three areas designated as “Receiving Sites for Additional Height” where heights up to 128 feet may be approved. The existing tapering requirements allowing heights to increase at a ratio of 1:3 with some flexibility for the County Board to modify the taper would be retained.
- Coverage. The proposed amendment eliminates the tiered coverage requirements based on building heights in the current “C-3” regulations, however, it maintains the maximum coverage provisions that limit coverage for a property (for buildings and paved surfaces) to no more than 80 percent. Relief from maximum coverage requirements in the proposed amendment, would accommodate preservation of designated buildings and provision of streets identified in the Master Transportation Plan, guide open spaces toward planned locations and support design standards set forth in the Clarendon Sector Plan.
- Building Line and Streetscapes. The proposed amendment provides for streetscapes consistent with standards in the adopted 2006 Clarendon Sector Plan and establishes a build-to line (building line) at the back of the planned streetscape.
- Parking. In order to provide continued relief from by-right parking requirements, parking requirements in the proposed amendment are generally consistent with those provided in other site plan districts, with the addition of provisions for the County Board to allow parking to be provided off-site for sites smaller than 20,000 square feet and reductions in required parking for the preservation of identified buildings. Provisions are also included for shared parking and additional short-term, high-turnover parking.
- Preservation and Design Guidelines. Preservation would be required for those buildings identified for full or partial preservation in the Clarendon Sector Plan. Where new construction occurs around existing preserved structures, proposed guidelines seek to gain compatibility with the preserved structures. This section also includes regulations that would require building facades designed consistent with the Frontage Types specified in the Clarendon Sector Plan. The regulations further specify where service and parking entrances/exits would be located and how they would be designed. A minimum structural clear height of 15 feet is proposed for ground floor retail space. Building step-backs are included where part of a block exceeds 60 feet in height, requiring a single step-back of 20-feet, to be implemented beginning on the third, fourth or fifth floor, along designated frontages.

- **Maps.** Eight maps from the 2006 Clarendon Sector Plan are referenced in the proposed amendment, including Receiving Sites, Use Mix, Building Preservation, Maximum Height Limits, Step-Backs, Build-to Lines, Frontage Types, and Streetscapes, as well as two tables describing Parking Spaces Associated with Recommended Preservation Structures and Sidewalk Design. These maps and tables include specific provisions for form and design which further the goals and policies set forth in the Clarendon Sector Plan. Reference to these maps and table within the proposed amendment would codify them along with the zoning requirements.

Community Process: The proposed amendments were discussed by the Zoning Committee of the Planning Commission (ZOCO) at meetings on September 25, 2007, November 14, 2007, January 30, 2008 and February 19, 2008. At the September meeting, ZOCO members indicated that community members should participate in the process of drafting zoning ordinance amendments related to the Clarendon Sector Plan in order to expedite the process and to help focus future discussions at ZOCO. On January 23, 2008, staff met with members of the Clarendon Working Group to review details of the proposed amendments. Remaining issues related to density, coverage, parking and design were discussed at the February ZOCO meeting and ZOCO members generally agreed with proposed revisions. However, multiple viewpoints were expressed regarding proposed subsections addressing provisions for coverage and off-site parking.

The proposed amendment eliminates the tiered coverage requirements based on building heights in the current “C-3” regulations, however, based on comments from the community, maintains the maximum coverage provisions that limit coverage for a property (for buildings and paved surfaces) to no more than eighty percent. The amendment provides for relief from maximum coverage requirements through specific provisions which meet Sector Plan goals for building preservation, open space, design and provision of streets identified in the Master Transportation Plan, however, does not preclude modification of the maximum coverage requirement by the County Board. Some members of the community would like to see the eighty percent maximum as an absolute requirement. Coverage conditions are not typically included in other site plan districts and the County Board typically reviews a project’s layout and configuration on a case-by-case basis to determine that an appropriate amount of landscaping, open space, and pervious areas are provided. The adopted Clarendon Sector Plan does not include a recommendation that a maximum coverage requirement be established. Alternatively, it provides specific design recommendations related to property frontages and building mass and placement which encourage creative solutions specific to individual sites. Therefore, staff does not recommend that the coverage requirement be set as an absolute, and that the County Board retain some flexibility if a solution is found to be consistent with the intent, goals and objectives of the Clarendon Sector Plan.

Proposed provisions for off-site parking for small sites generated discussion of assurances that such parking would remain available, and included concerns related to ADA accessible parking. Some community members expressed concern that a waiver of on-site parking would require nearby street parking to be committed to ADA accessible spaces, whereas ZOCO members

suggested that such commitment of street parking would be beneficial. The zoning ordinance does not generally address details such as how ADA requirements will be met for a specific site. Provisions for off-site parking for these small sites is proposed to be allowed on a site-specific basis and the site plan review process is set up to explore such details for a given site. Therefore, provision of ADA accessible parking would be considered for such a situation during site plan approval. The proposed amendment would require specific approval of off-site parking by the County Board, and provision of ADA accessible parking would need to be addressed consistent with building code. Regarding long-term viability of off-site parking committed for a given site, the proposed amendment would require assurances that the parking would remain available. In order to account for various situations which may be available to provide nearby parking for a small site under development and to maximize the opportunity for these sites to be developed, the proposed ordinance does not identify specific requirements for these arrangements. Because off-site parking would require approval by the County Board, specific arrangements would be addressed at the time of site plan review and approval.

CONCLUSION: Staff recommends that the County Board adopt the attached resolution to advertise public hearings by the Planning Commission on April 7, 2008 and the County Board on April 19, 2008, on Zoning Ordinance provisions in Section 27 of the Arlington County Zoning Ordinance to ensure consistency with the adopted policies set forth in the 2006 Clarendon Sector Plan for the Clarendon Metro Station area in order to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

RESOLUTION TO AUTHORIZE THE ADVERTISEMENT OF PUBLIC HEARINGS TO CONSIDER THE PROPOSED AMENDMENTS TO SECTION 27. "C-3" GENERAL COMMERCIAL DISTRICTS OF THE ARLINGTON COUNTY ZONING ORDINANCE AT THE APRIL 7, 2008 PLANNING COMMISSION AND THE APRIL 19, 2008 COUNTY BOARD MEETINGS TO ENSURE CONSISTENCY WITH THE ADOPTED POLICIES SET FORTH IN THE 2006 CLARENDON SECTOR PLAN FOR THE CLARENDON METRO STATION AREA.

The County Board of Arlington County hereby resolves to advertise the following amendments to Section 27. "C-3" General Commercial Districts of the Arlington County Zoning Ordinance for public hearings at the April 7, 2008 Planning Commission and the April 19, 2008 County Board meetings. This amendment would amend, reenact and recodify the proposed zoning ordinance provisions in order to reduce or prevent congestion in the streets, to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice:

* * *

SECTION 27. "C-3" GENERAL COMMERCIAL DISTRICTS

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D. Special Exceptions.

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2. In areas designated "Medium Density Mixed Use" and located within the "Clarendon Revitalization District" as designated on the ~~g~~General-Land ~~u~~Use ~~p~~Plan, where the County Board finds that a development proposal furthers the goals, policies, and recommendations identified in the Clarendon Sector Plan, it may in accordance with subsection 36.H., modify the requirements of subsection 27.B. above and 27.E. below by site plan. The following regulations shall apply unless otherwise modified by the County Board by site plan: ~~by site plan approval as specified in subsection 36.H., mixed-use office, retail and residential development as permitted in "C-R" may vary from the requirements of subsection 27.B. above and subsection 27.E. below, subject to the following regulations:~~

~~a. *Density Regulations:* The following sets forth the maximum densities which may be approved:~~

~~The ratio of floor area to land area shall not exceed the following, except as set forth in 1.a. and b. below:~~

Site Area	Total F.A.R.	Office F.A.R.
20,000 – 29,999 square feet	2.0	2.0

30,000–39,999 square feet	3.0	3.0
40,000 square feet and above or full block	4.0	3.0

- ~~(1) To encourage consolidation of property, for site plans which include an entire block, an additional 0.25 F.A.R. office or retail may be approved and the residential density may be reduced to 0.75 F.A.R.~~
- ~~(2) When a development preserves a building or building facade designated as a contributing building eligible for preservation in an adopted Revitalization District, the office density may be increased by 0.25 F.A.R. when the preservation complies with the following standards:~~
 - ~~(a) The preservation retains a minimum twenty foot depth behind the existing building or building facade;~~
 - ~~(b) The preservation retains the facades of all buildings identified as contributing buildings and eligible for preservation in the Clarendon Sector Plan which are included in the site within a single block frontage; and~~
 - ~~(c) The preservation retains and rehabilitates in a manner which complies with the standards set forth in subsection f.(7) below; at a minimum, all facades fronting on existing public rights-of-way.~~
- a. Density Regulations:
 - (1) The County Board may approve a density of up to 3.0 F.A.R. subject to the Maximum Number of Floors shown on the Maximum Height Limits Map (Map 2.7) in the Clarendon Sector Plan.
 - (2) As provided in the Clarendon Sector Plan, the County Board may approve optional increases in density above 3.0 F.A.R. pursuant to subsection 36.H, by approving additional floors subject to the Maximum Height (feet) on the Maximum Height Limits Map (Map 2.7) and as described in 27.D.2.d. below. Density approved pursuant to Section 36.H.5.b shall only be density transferred to or received from other sites within the “Clarendon Revitalization District.”
- b. Area Requirements: No minimum site area required.
- c. Use Mix Regulations: The following, (1), (2) and (3) below, shall apply to density of up to 3.0 F.A.R. as approved by the County Board. Any additional density shall not be subject to these restrictions:
 - (1) For sites designated as “Prime Office Sites” on the Use Mix Map (Map 2.5) in the Clarendon Sector Plan, at least sixty percent (60%) of the density shall consist of commercial uses. For the purpose of this calculation, hotel uses will be counted as non-commercial uses.
 - (2) For sites designated “Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial” on the Use Mix Map (Map 2.5) in the Clarendon Sector Plan, at least twenty percent (20%) of the total density shall consist of commercial uses. For the purpose of this calculation, hotel uses will be counted as commercial uses.

- (3) For all sites in the “Clarendon Revitalization District” not covered by subsection 27.D.2.c.1 and 27.D.2.c.2, residential, commercial, hotel, retail, or a combination of those uses shall be permitted.
- (4) The following shall apply to all sites: ground-floor retail that substantially complies with the Frontage Type guidelines shall be provided where Retail Frontages are designated on the Use Mix (Map 2.5) in the Clarendon Sector Plan.

bd. *Height Regulations:*

- (1) No building, except for penthouses, shall be erected to exceed fifty-five (55) feet in height except as provided below, except that the County Board may vary from the requirements, subject to the following:
- (42) When a structure is farther than one hundred sixty-five (165) feet from an "R" or "RA" zoning district, the height may be increased by one (1) foot for every three (3) feet beyond one hundred sixty-five (165) feet, up to a maximum height of one hundred ten (110) feet.
- (3) Where the Maximum Heights Limit Map (Map 2.7) in the Clarendon Sector Plan shows heights greater than heights allowed in Subsections 27.D.2.d(1) and 27.D.2.d(2), the County Board may allow additional height up to the maximum height shown on the Maximum Heights Limit Map (Map 2.7) and may permit additional height for those sites designated as “Receiving Sites for Additional Height” on the Receiving Sites Map (Map 2.4) in the Clarendon Sector Plan.

Under no circumstances shall the County Board approve a site plan that exceeds the overall height maximum as permitted in this subsection 27.D.2.d.

- ~~(2) For properties which front on a primary arterial and are also within seven hundred fifty (750) feet of a primary Metro entrance, building heights may be increased to seventy five (75) feet for the first seventy five (75) feet of property measured from the property line fronting on the primary arterial, even if the properties lie within one hundred sixty five (165) feet of an "R" or "RA" zoning district.~~
- ~~(3) When a site plan includes an entire block, the office height may be approved to exceed the standard height by no more than one (1) story or fifteen (15) feet. If a site plan is approved consisting of additional office height, the residential height shall be reduced by one (1) story or ten (10) feet.~~
- ~~(4) Under no circumstances shall the height of any building exceed one hundred twenty five (15) feet and under no circumstances shall a penthouse height extend more than fifteen (15) feet above the one hundred twenty five (125) foot height limit.~~
- ~~(5) All equipment above the roofline shall be screened from view by walls of equal height and similar materials, set back a distance exactly or at least equal to their height from the building edge and height limit line and shall not exceed eighteen (18) feet.~~

ee. *Coverage Requirements:* Lot coverage as calculated for the property that is the

subject of the special exception shall be no greater than eighty (80) percent unless one of the following applies: All buildings or structures, including accessory buildings, and all areas for parking, driveways, maneuvering and loading space shall comply with the following coverage requirements unless otherwise approved

(1) When a development preserves a building designated for preservation according to the Building Preservation Map (Map 2.6) in the Clarendon Sector Plan, and in accordance with the standards set forth in subsection 27.D.2.h.2, the area of the footprint of the structure being preserved may be excluded from the coverage calculation; and

(2) The coverage may be increased by the amount of square footage of open space provided off site in the “Clarendon Revitalization District” as designated on the General Land Use Plan; and

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

(4) Coverage may be increased on a site when the site plan meets other design standards set forth in the Clarendon Sector Plan pursuant to Section 36.H.3.

~~(1) A maximum of eighty (80) percent of the lot area on those portions of blocks that have a height limit of seventy five (75) or fewer feet.~~

~~(2) A maximum of sixty five (65) percent of the lot area on those portions of blocks that have a height limit of more than seventy five (75) feet.~~

~~(3) When a development preserves a building designated as a contributing building eligible for preservation in an adopted revitalization district, and in accordance with the standards set forth in subsection D.a.(2) above, the coverage requirement may be reduced by the area of the first floor of the building being preserved.~~

~~(4) The coverage requirement may be reduced on a site when the site plan meets all other design standards set forth in an adopted revitalization district or if the developer satisfies the requirement by providing open space off site in the Clarendon Revitalization District or in a contiguous area designated by the county as appropriate for open space and shown on the general land use plan.~~

~~df.~~ *Building Line and Streetscape Requirements:*

(1) The periphery of any site fronting on public rights of way shall Any street frontage, including any new street as designated in the Master Transportation Plan, shall be improved with streetscapes consistent with the Streetscapes Map (Map 3.3) and Sidewalk Design guidelines (Table 3.1) in the Clarendon Sector Plan unless otherwise approved. be landscaped by the provisions of curb, gutter, sidewalk, street light, street furniture and other elements from face of curb to face of building according to the adopted streetscape plan standards set forth in an adopted revitalization district. The clear walkway zone shall be maintained at a width no less than six (6) feet.

- (2) Structures shall be built to the building line specified in the Build-To-Lines Map (Map 3.1) in the Clarendon Sector Plan and shall be built to not less than 75 percent of the building line for each street frontage along the periphery of the site. The building line shall be located at the back of the required streetscape as set forth in 27.D.2.f.1 above. Facades of structures along a building line shall be composed as a simple plane (limited jogs less than 24 inches are considered a simple plane within this requirement) interrupted only by porches, stoops, bay windows, shopfronts, balconies, other entries to the building, café seating, or for compatibility with a preserved structure.
- (23) All aerial utilities on and at the periphery of the site shall be placed underground with redevelopment or new construction.
- (3) ~~Surface parking shall not be allowed, except for convenience retail or service commercial as provided in subsection e.(3) below. Required parking for town-house residential may be surface parking. Such parking shall be screened from public plaza areas, public sidewalks, and adjacent sites by landscaping and a four-foot masonry wall of similar materials as to the principal structure.~~

eg. *Parking Requirements:*

- (1) ~~Except as set forth in (a), (b) and (c) (1), (2), and (3) below, one (1) parking space for each dwelling unit and one (1) parking space for each five hundred eighty (580) square feet of gross floor area not part of a dwelling unit, and one (1) parking space for each dwelling unit seven-tenths (0.7) parking space for each guest room. The ratio of compact to full size automobile spaces shall not exceed fifteen (15) percent for each use.~~
- (1a) When buildings which have been identified as contributing buildings eligible for preservation in the Clarendon Sector Plan ~~an adopted revitalization district~~ are preserved in accordance with the standards set forth in ~~subsection D.a.(2) above, that Plan, the above~~ parking requirement may be reduced as follows: by an area equal to the gross floor area of the building being preserved for as many levels deep as the garage is constructed
 - i If a building identified for full preservation is preserved, the number of parking spaces provided for the gross floor area preserved may equal the lesser of either the “Estimated Parking Spaces” specified in Table 2.2 in the Clarendon Sector Plan (“Parking Spaces Associated with Structures Recommended for Preservation”) or the amount otherwise required.
 - ii If a building identified for partial preservation is preserved, the number of parking spaces provided for the gross floor area preserved shall equal the number of “Estimated Parking Spaces” specified in Table 2.2. prorated by the

- ratio between the floor area preserved and the floor area of the original building.
- iii If a building identified for partial preservation is preserved beyond that identified in the Clarendon Sector Plan, the County Board may further reduce parking requirements for the gross floor area preserved equal to the lesser of the prorated amount based on the ratio between the floor area preserved and the floor area of the original building or the amount otherwise required.
 - iv. The County Board may further reduce parking requirements for preserved structures where an applicant demonstrates that the number of parking spaces specified in Table 2.2 is greater than the number of spaces owned by the preserved structure on December 31, 2006.
- (2b) ~~Parking for retail uses shall comply with the requirements set forth above, or the requirements of Section 33, whichever are less stringent. except as provided in Section 33. The parking for retail uses shall be provided on the highest level of the garage and shall be available for short term parking during the hours which the retail uses are open unless sufficient surface parking has been allowed to be provided on the site.~~
- (c) The County Board may allow up to one hundred (100) percent of parking requirements to be met off-site for sites smaller than 20,000 square feet if the County Board determines that on site parking is not feasible due to site constraints, access limitations or other factors, and required parking can be provided within 1,000 linear feet of the subject property with assurances that such parking will remain available for the duration of the site plan.
- (2) Parking shall be provided as specified and regulated in Section 33, unless otherwise provided for in Section 27.D.2.g (1) above.
 - (3) To ensure the availability of short term and shared parking for use by visitors, clients and retail patrons in the “Clarendon Revitalization District,” a parking management plan (PMP) shall be required and shall include provisions for shared parking consistent with recommendations in the Clarendon Sector Plan. The allocation of shared spaces may be provided out of the total building parking requirement if appropriate provisions are made in the PMP for such shared use, on terms acceptable to the County Board at the time of site plan approval.
 - (3) ~~For buildings which include frontage on special retail streets as designated in an adopted revitalization district, surface parking spaces may be provided in accordance with the design standards set forth for the district. The number of spaces required to be provided in the garage may then be reduced by the number of spaces provided on the surface. This parking may count toward the open space requirement.~~

fh. *Design Requirements:* All site plans shall comply with the following design requirements unless otherwise approved by the County Board:

- (1) Buildings including, without limitation, facades and ground floor ceiling heights, will be designed in a manner consistent with the Frontage Type guidelines set forth in the Clarendon Sector Plan, except for those buildings designated for full or partial preservation.
- (2) When a site includes a structure identified for preservation in the Clarendon Sector Plan, the structure shall be preserved in a manner consistent with the Clarendon Sector Plan, other regulations set forth in this District, and regulations set forth in Section 36.H.8. New development within the site shall be compatible with the existing structures in terms of material color and texture, size and orientation of doors and windows, and cornice lines.
- (3) Off-street parking entrances/exits and loading areas are to be provided as required in Section 33 except that these areas will be located only in areas designated for Service frontages as designated on the Frontage Types Map (Map 3.2) in the Clarendon Sector Plan. If a site does not include any site area designated for Service frontage, the County Board may approve an alternate location for service and/or parking entrances/exits that balances the following considerations: a) the proposed location limits pedestrian and vehicle conflicts; b) the project as designed maximizes the site's potential for pedestrian street activation along major pedestrian routes; and c) the project is designed to maximize consolidation of loading and/or vehicular entrances with other properties on the same block.
- (4) All equipment above the roofline shall be screened from view by walls of equal height and materials similar to the facades of the building, set back a distance exactly or at least equal to their height from the building edge and height limit line and shall not exceed eighteen (18) feet.
- (5) Where retail space is located on the ground floor, such space shall be designed and constructed with a Structural Clear Height of at least fifteen (15) feet. "Structural Clear Height" is the distance between the top of one slab or other structural portion of one floor, and the bottom of the next slab or structural portion of a floor.
- (6) When a building exceeds 60-feet in height, a single step-back of at least 20-feet shall be implemented beginning on the third, fourth or fifth floor, on frontages designated for step-backs on the Step-Backs Map (Map 2.8) in the Clarendon Sector Plan.
 - (a) 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-foot step-back is not feasible due to the shape or configuration of the site.
 - (b) 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.

(c) 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 the County Board determines that a lesser amount is sufficient to maintain the historical character of the preserved structure.

(7) Mezzanine space may be approved by the County Board when it finds that: 1) a 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 twelve (12) feet. Mezzanines may be considered “incidental” if the square footage of mezzanine is no more than two-thirds (2/3) of the square footage of the ground-floor retail and/or restaurant use to which it is incidental.

~~(1) The first floor of every office building shall contain retail space equal to seventy-five (75) percent of the gross leasable floor area. This retail space shall have direct access through openings directly on the sidewalk.~~

~~(2) When the following retail uses are provided in any building, they may be counted at two hundred (200) percent of their actual floor area to calculate their requirement for retail, with the remaining area available for all retail uses allowed in "C-2" and/or other office uses: art gallery, bakery, barber shop or beauty shop, bookstore, delicatessen, dry cleaner, drug store, food store, fruit or vegetable store, gourmet food store, hobby shop, ice cream or confectionery store, meat or fish market, newsstand, restaurant, shoe repair, and tailor and dress maker. In addition, when a development relocates an existing retail use from a site within the Clarendon Revitalization District, the retail use may be counted as two hundred (200) percent of its actual floor area to calculate the requirement for retail. In order to replace a use which qualifies to be counted at two hundred (200) percent of the actual floor area requirement with a use which does not qualify to be counted at two hundred (200) percent of the actual floor area requirement, a site plan amendment will be required.~~

~~(3) When a site plan is approved under these provisions, storage space equal to fifty (50) percent of the retail gross floor area provided on the first floor may be provided in the basement and it shall not be required to be counted as floor area, subject to limitations of the district. This space shall be limited to storage and shall never be converted to any other use.~~

~~(4) Office buildings in the Clarendon Revitalization District which front on Wilson Boulevard, North Highland Street, and Clarendon Boulevard shall comply with the following height and placement provisions:~~

~~(a) The front building wall of any development shall be placed against the back of the sidewalk as established by the Clarendon~~

~~Streetscape Standards adopted by the county board and approved by site plan, up to a height of at least twenty (20) feet and no more than thirty (30) feet above the sidewalk level. The building above this height shall be set back a minimum of twenty (20) feet from the back of sidewalk unless otherwise approved by site plan.~~

~~_____ [(b) *Reserved.*]~~

~~(5) Buildings across the street from or adjacent to areas designated on the general land use plan as "low" or "low medium" residential shall have an exterior appearance that is compatible with residential uses in bulk, coverage and placement. In addition, other external characteristics such as building materials should be similar.~~

~~_____ (6) All office buildings fronting on a street shall contain windows or doors for a minimum of fifty (50) percent of the linear footage of that frontage to a height of fifteen (15) feet.~~

~~_____ (7) When a development preserves an existing building, the new development shall be compatible with the existing building in terms of material color and texture, size and orientation of doors and windows, and cornice lines.~~

~~(Ord. No. 90-20, 7-11-90; Ord. No. 01-3, 2-10-01; Ord. No. 02-12, 5-18-02; Ord. No. 02-23, 10-19-02)~~

E. Additional Regulations.

1. For supplemental regulations, see Section 31.
2. Automobile parking space is to be provided as required in Section 33.
3. Loading space is to be provided as required in Section 33.
4. Signs as regulated in Section 34.
5. All utility service on a lot where new development or redevelopment is placed shall be placed underground.

~~(8-6-77; Ord. No. 90-20, 7-11-90)~~

Attachments:
Maps and Tables from Clarendon Sector Plan referenced in the Proposed Zoning Ordinance

RECEIVING SITES

Map 24

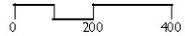
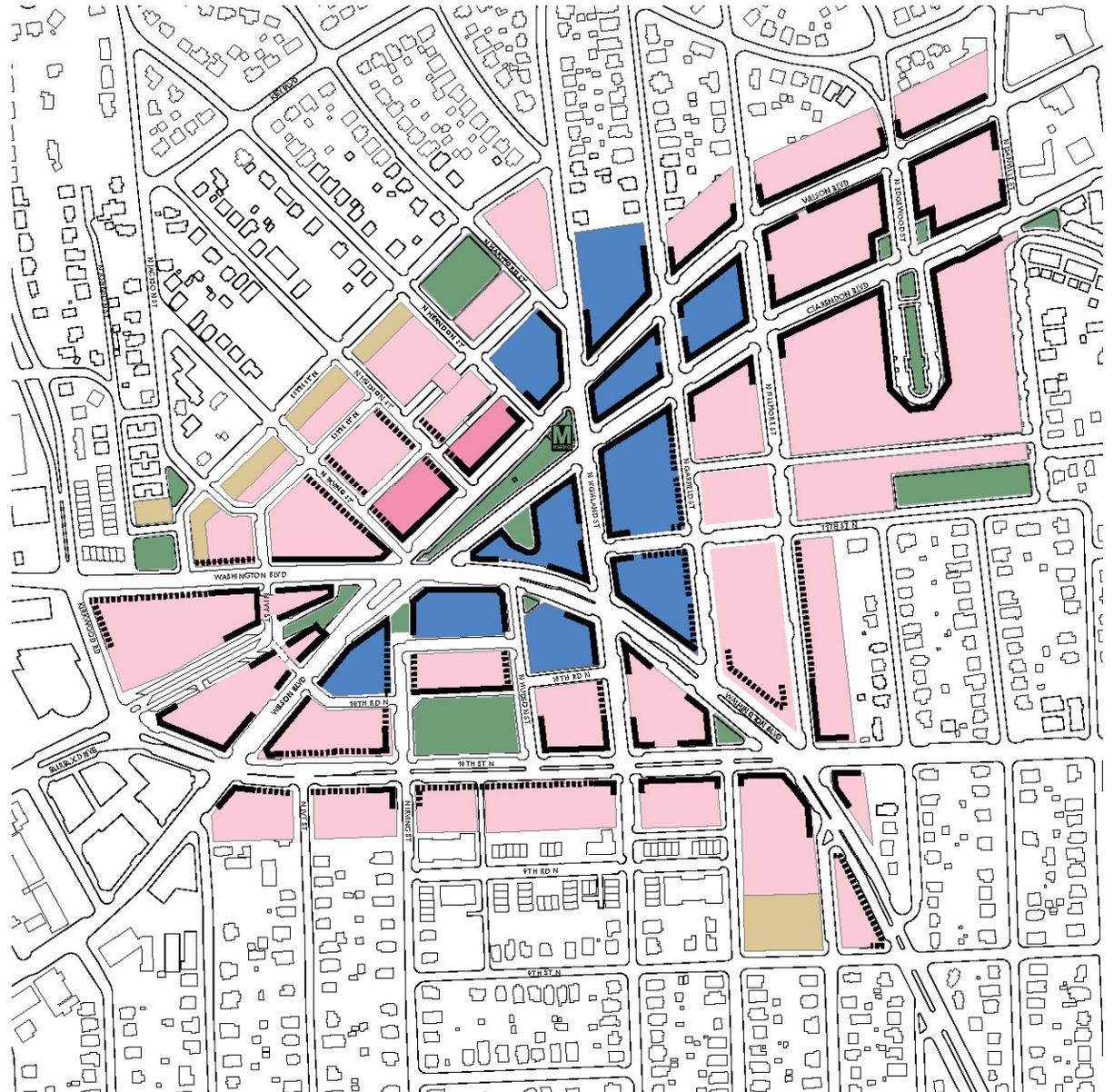
-  Additional Density above GLUP may be approved by County Board; Maximum Building Height may not be exceeded
-  Additional Height above Maximum Building Height and Additional Density above GLUP may be approved by County Board
-  Additional Density above Existing Approved Site Plan Density may be approved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



USE MIX

Map 2.5

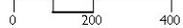
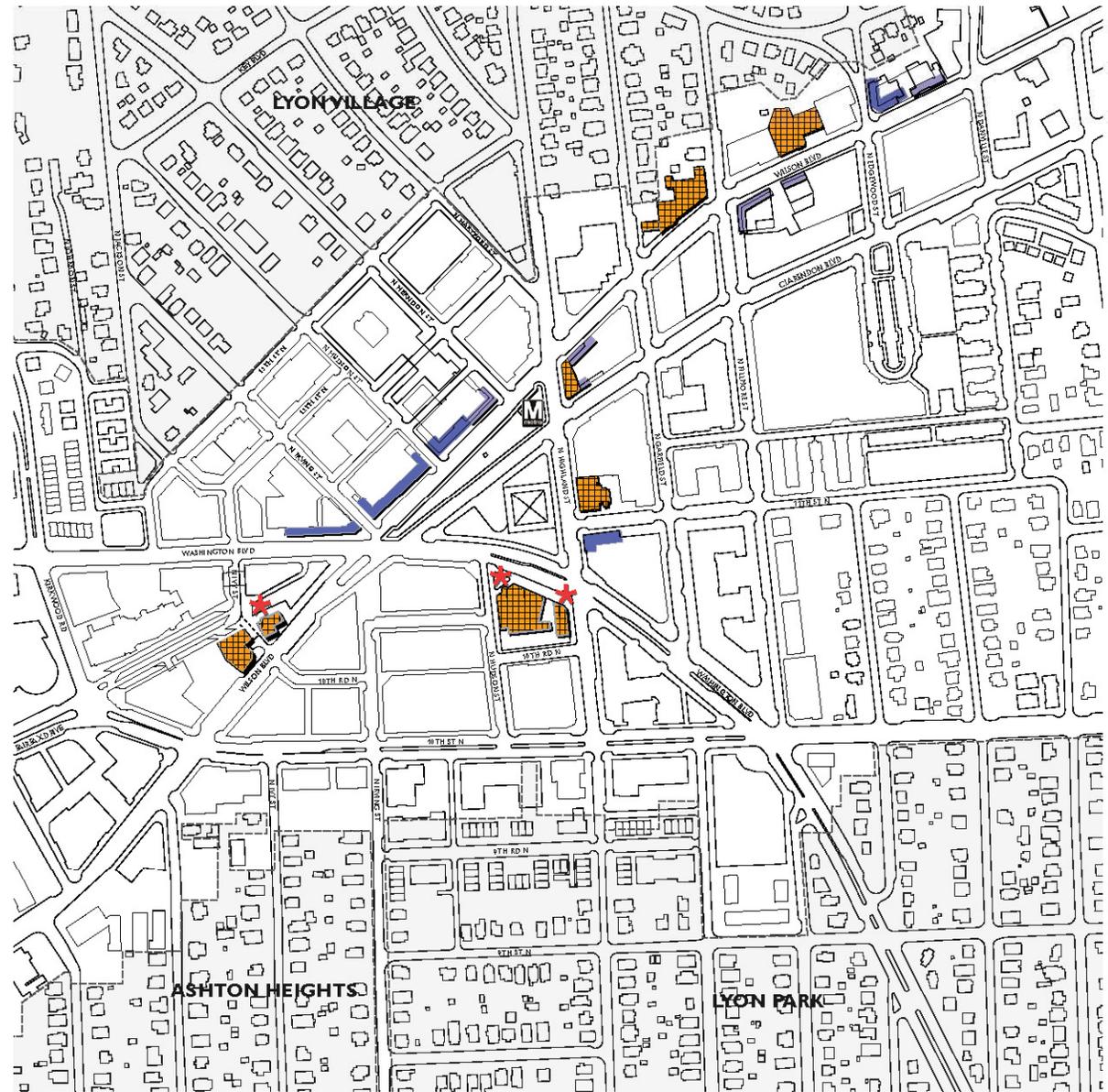
-  Residential
-  Residential, Commercial, Hotel, or Mixed Use
-  Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial
-  Residential, Commercial, Hotel, or Mixed Use - Prime Office - Minimum 60% Commercial
-  Existing & Proposed Open Space
-  Retail Frontages
-  Retail and/or Personal/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



BUILDING PRESERVATION

Map 2.6

-  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
 - Ashton Heights, April 2003*
 - Lyon Park, November 2003*
 - Lyon Village, May 2007*



MAXIMUM HEIGHT LIMITS

Map 2.7

Maximum Height (Feet)

- Existing Buildings
- 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

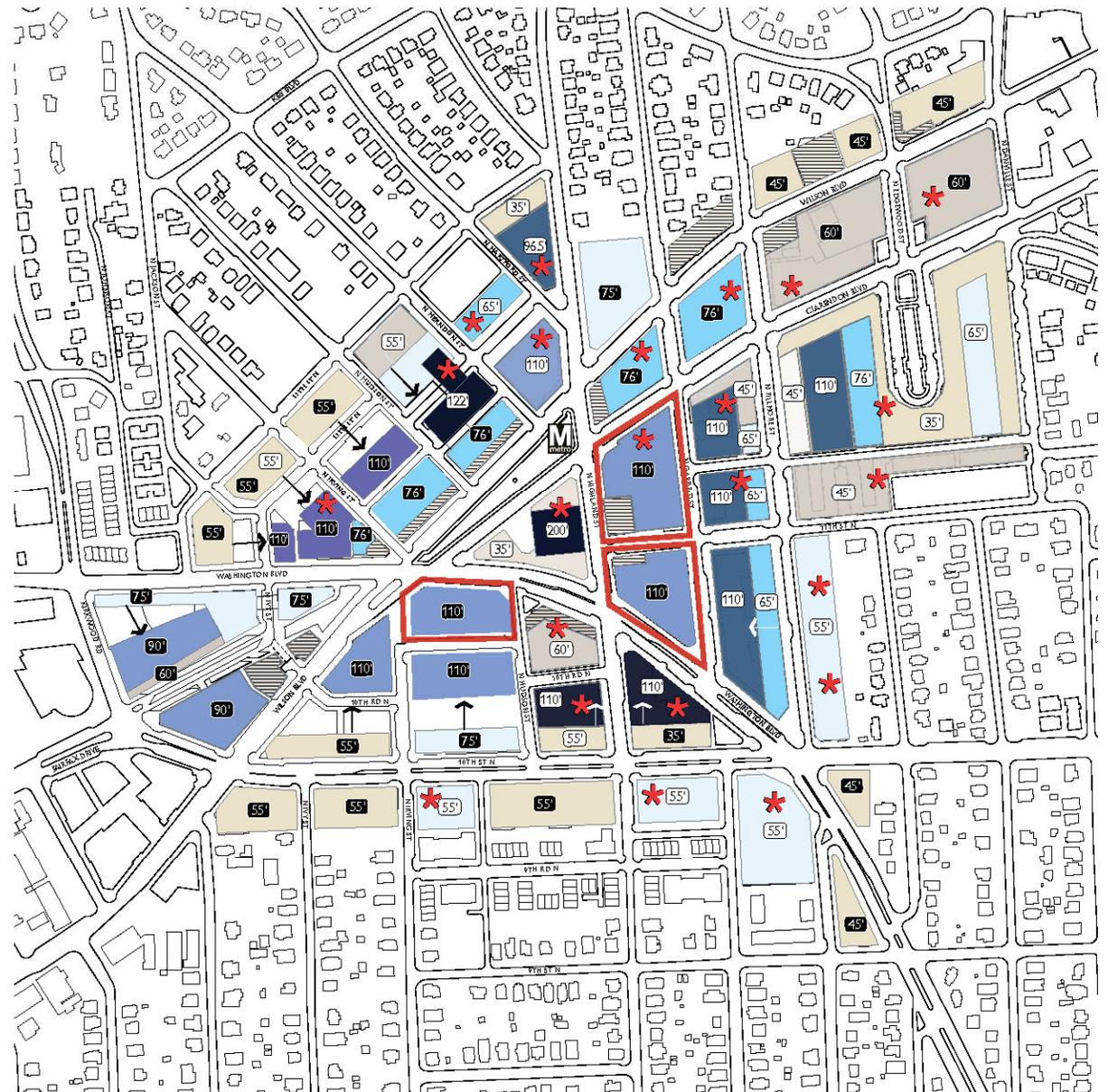
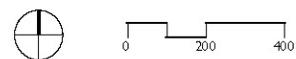
Additional Height up to 128' may be considered by the County Board in exchange for community benefits.

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:

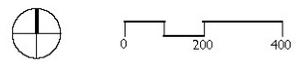
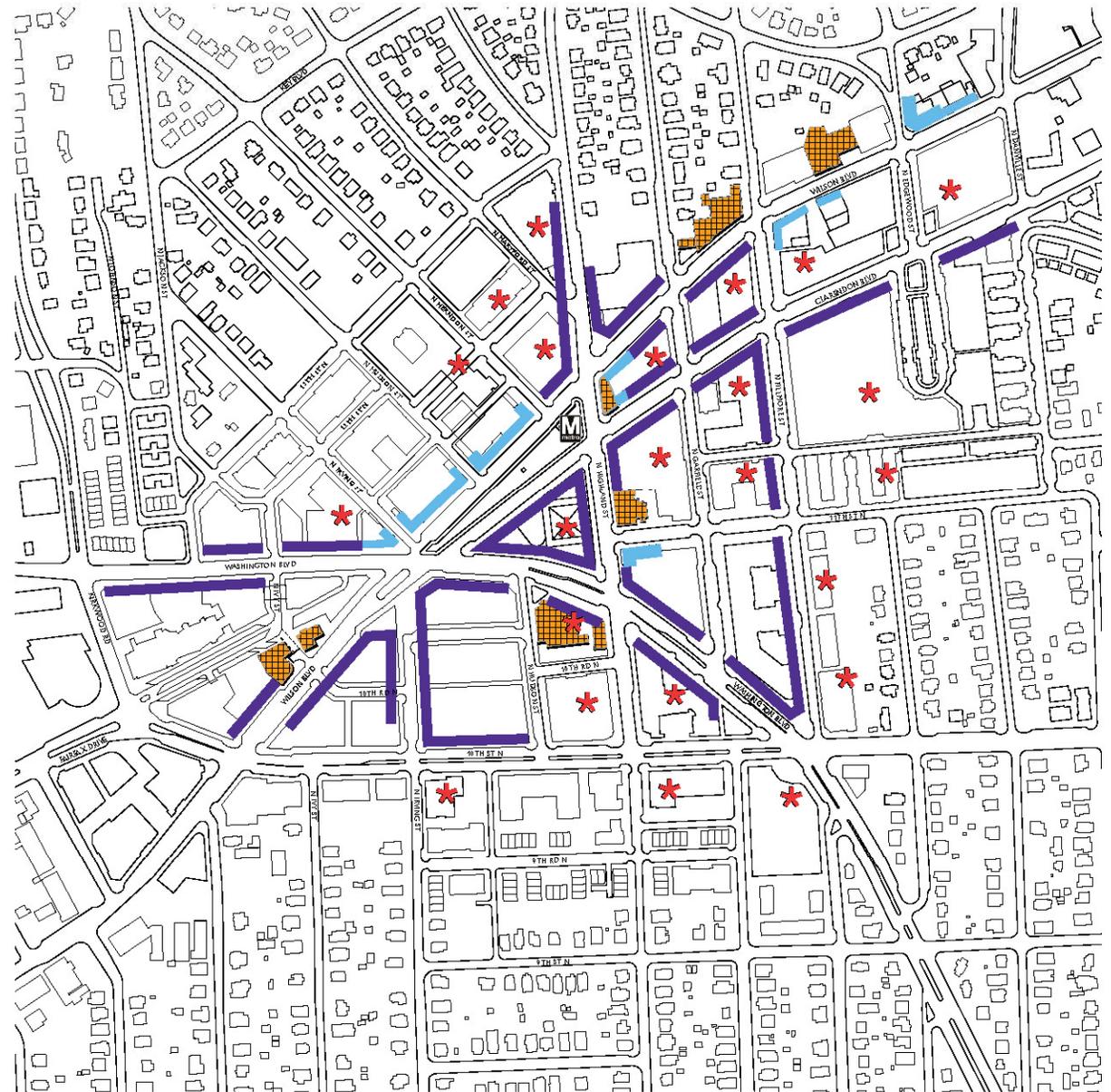
1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.



STEP-BACKS

Map 2.8

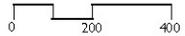
-  Designated Frontages for Step-Backs when Building Heights Exceed 60 Feet
- 20' Step-back at 3rd, 4th, or 5th floors
-  Designated Frontages for Step-Backs achieved through Building Facade or Building Frontage Preservation
-  Full Building Preservation
-  Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.



BUILD-TO LINES

Map 3.1

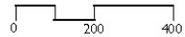
Note: Parking and loading should be located where build-to lines are not indicated.



FRONTAGE TYPES

Map 3.2

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



STREETSCAPES

Map 3.3

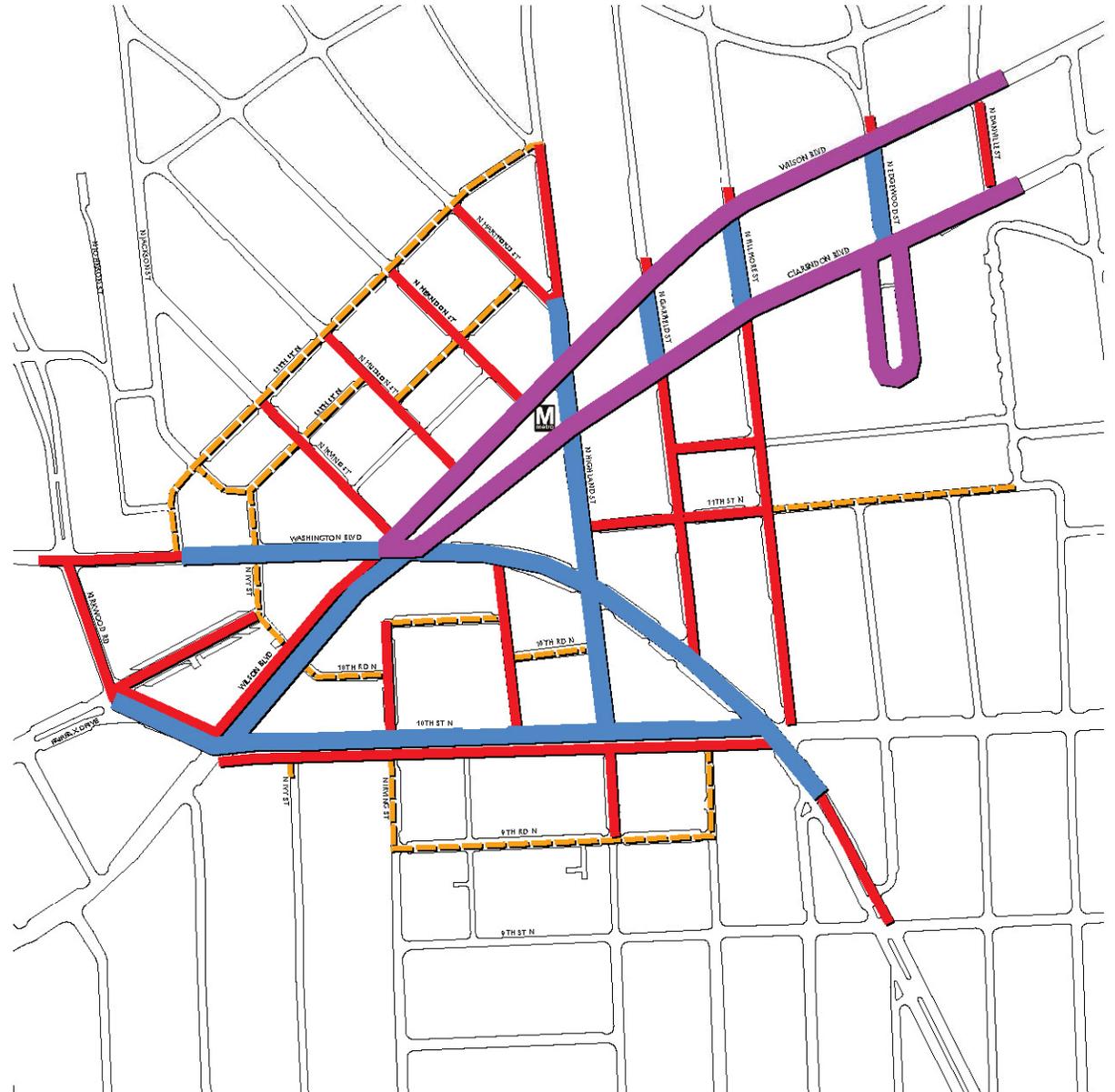
Sidewalk Widths

-  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.



- The parking requirement for the floor area of partial building preservation required by the plan will be the amount of parking specified in Table 2.2, pro-rated by the ratio between the floor area preserved and the floor area of the original building.
- The County Board may choose to reduce the parking requirement for preservation of floor area within the identified buildings beyond the partial preservation required in the plan. In such case, the reduction may be equal to the lesser of: (1) the current ordinance requirement or, (2) the pro-rated amount based on the ratio of the floor area preserved and the floor area of the original building.

PARKING SPACES ASSOCIATED WITH STRUCTURES RECOMMENDED FOR PRESERVATION

Table 2.2

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

Notes:

1. Existing spaces as counted through 12/31/2006.

2. The existing estimated parking spaces may or may not conform with existing zoning. In cases where existing spaces are non-conforming, 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.

SIDEWALK DESIGN

Table 3.1

Sidewalk Design*	Type			
Total Streetscape Width	20'	18'	14'	12'
Clear Walkway Zone (minimum width although pinch points at a minimum of 6' clear width will be permitted to accommodate building preservation and café space; however, at least 6' minimum clear width should be adjacent to preserved historic structures)	14' (may be reduced to 8' 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'	6'	6'	6'
Café/Shy Zone	6'	6'	2'	See Stoop/Landscape Zone
Stoop/Landscape Zone	n/a	n/a	n/a	6' for Urban Residential Frontage Types
Paving Material & Concrete Curb	concrete w/ complimentary materials outside of Clear Walkway Zone	concrete w/ complimentary materials outside of Clear Walkway Zone	concrete w/ complimentary materials outside of Clear Walkway Zone	Concrete
Tree Pit Size	5' x 12' min.			
Continuous Planting/Utility Strip	n/a	n/a	n/a	Permitted
Light Fixture - Carlisle Light (single globe or double globe)	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	Yes	Yes	Yes
Crosswalks	thermoplastic markings (ladder)	thermoplastic markings (ladder)	thermoplastic markings (ladder)	thermoplastic markings (ladder)
Street Tree Species	See Map 3.4			
Street Tree Spacing (average)	30' on center, coordinated with street light spacing; generally no closer than 12' from street trees	30' on center, coordinated with street light spacing; generally no closer than 12' from street trees	30' on center, coordinated with street light spacing; generally no closer than 12' from street trees	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	4"-6" caliper/16'-30' tall	4"-6" caliper/16'-30' tall	4"-6" caliper/16'-30' tall

Note: See Rosslyn-Ballston Corridor Streetscape Standards (updated 2004 or any subsequent updates) for additional details and installation methods

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