

**AN ORDINANCE TO AMEND, REENACT AND RECODIFY SECTION 1. DEFINITIONS, SECTION 19. “C-1” LOCAL COMMERCIAL DISTRICTS, SECTION 26. “C-2” SERVICE COMMERCIAL—COMMUNITY BUSINESS DISTRICTS, SECTION 26A. “C-TH” COMMERCIAL TOWN HOUSE DISTRICTS, SECTION 27. “C-3” GENERAL COMMERCIAL DISTRICTS, SECTION 31. SPECIAL PROVISIONS, AND SECTION 36. ADMINISTRATION AND PROCEDURES 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; AND 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.**

Be it ordained that Section 1. Definitions, Section 19. “C-1” Local Commercial Districts, Section 26. “C-2” Service Commercial -- Community Business Districts, Section 26A. “C-TH” Commercial Town House Districts and Section 27. “C-3” General Commercial Districts, Section 31. Special Provisions and Section 36. Administration and Procedures of the Arlington County Zoning Ordinance are hereby amended, reenacted and recodified as follows to ensure consistency with the adopted policies set forth in the 2006 Clarendon Sector Plan for the Clarendon Metro station area; and 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 31. SPECIAL PROVISIONS**

\* \* \*

17. *Unified Commercial/Mixed Use Development*: the purposes of this subsection are to: (1) provide for flexible, site-specific solutions for the revitalization of existing shopping areas while preserving commercial service levels, including, in certain circumstances, new construction in “C-2” and “C-3” Districts to implement the purposes of the General Land Use Plan and Zoning Ordinance; (2) promote the compatibility of commercial developments within the commercial district and surrounding properties by coordinating building placement, orientation, scale, bulk, parking, signage, landscaping, streetscape, pedestrian facilities, and historical features where applicable; (3) provide for creative opportunities which encourage and retain local and small business; and (4) promote opportunities for affordable housing. Additionally, this subsection will provide for the construction

of residential units within “C-2” and “C-3” Districts and within the “Clarendon Revitalization District,” also in “C-1” and “C-TH”, as part of a mixed use development, according to specific guidelines. Where there is sector plan or similar document that is at variance with or in conflict with these requirements the County Board can modify the requirements as set forth in 31.A.17.a ~~31.A.17.b~~ to achieve a development that is more consistent with such plans.

a. Any proposed Unified Commercial/Mixed Use Development shall comply with the standards below in 31.A.17.b, 31.A.17.c or 31.A.17.d, and with any zoning requirements that are consistent with those standards, unless through the use permit process, the County Board modifies such standards or requirements after finding that such modifications will better accomplish the purposes and intent of subsection 31.A.17. Provided, however, that in no event shall the County Board modify the standards in Section 31.A.17.b that pertain to the amount of residential density, building height or density, and in no event shall the County Board modify the standards in Section 31.A.17.d that pertain to the maximum building height (exclusive of penthouses). Projects within the Nauck Village Center Special Revitalization District can be approved pursuant to the requirements of Section 31.A.17.c. below.

ab. Unified Commercial/Mixed Use Development Limitations: The County Board may, by use permit approval, approve Unified Commercial/Mixed Use developments in the “C-2” and “C-3” district where such a development is not within the Nauck Village Center Special Revitalization district, the Columbia Pike special Revitalization district, the Lee Highway-Cherrydale Special Revitalization District or the Clarendon Revitalization District and where the development meets the following requirements:

\* \* \*

b. ~~Any proposed Unified Commercial/Mixed Use Development shall comply with the above standards and any zoning requirements that are not inconsistent with the above standards, unless through the use permit process, the County Board modifies such standards or requirements after finding that such modifications will better accomplish the purposes and intent of subsection 31.A.17. Provided, however, that in no event shall the County Board modify the above standards (in Section 31.A.17.a) that pertain to the amount of residential density, building height or density, except for projects with in the Nauck Village Center Special Revitalization District, which can be approved pursuant to the requirements of Section 31.A.17.c. below~~

c. Unified Commercial/Mixed Use Development in Nauck Village Center Special Revitalization District: The County Board may, by use permit

approval, approve Unified Commercial/Mixed Use Developments in the Nauck Village Center Special Revitalization District where a proposal meets the following minimum requirements:

\* \* \*

- d. Unified Commercial/Mixed Use Development in “Clarendon Revitalization District”: The County Board may, by use permit approval, approve Unified Commercial/Mixed Use Developments in areas designated “Service Commercial” on the General Land Use Plan and that are within the “Clarendon Revitalization District,” where a proposal meets the following requirements or where the County Board modifies the following requirements by Use Permit:
- (1) Density and Use: Unified Commercial/Mixed Use Developments shall include: residential, commercial, hotel and/or retail uses up to a total FAR of 1.5, except as provided for in Section 31.A.17.d (12) below; and ground floor retail that substantially complies with the Frontage Type guidelines in the Clarendon Sector Plan shall be provided where Retail Frontages are designated on the Use Mix Map (Section 27, Map 2).
  - (2) Placement, Orientation and Massing: New buildings shall be built to the back of the streetscape where Build-To Lines are shown on the Build-To-Lines Map (Section 27, Map 6), for at least 75 percent of the build-to line on each street frontage of the site. The location of the build-to Line will be based upon street cross-sections shown in the Clarendon Sector Plan. Facades of new structures along a build-to 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 bay windows, shopfronts, other entries to the building, café seating, or for compatibility with a preserved structure.
    - (a) Where a building frontage or facade identified for preservation in the Clarendon Sector Plan is preserved, a step-back of at least 20’ for a frontage and 10’ for a facade, shall be provided immediately above the preserved portion of the project, pursuant to Sections 31.A.17.d (11) and 31.A.17.d (12)(c)i. below, unless the County Board finds, in a particular case, that a lesser step-back or no step-back is more appropriate to ensure a contextually appropriate definition between the preserved structure and new buildings.
    - (b) New buildings on parcels north of Wilson Boulevard and east of North Garfield Street that abut “R” districts shall

incorporate a setback of twenty-five (25) feet from the abutting “R” lot, and shall be limited to a maximum of three (3) floors and forty (40) feet in height; provided, however, that a portion of the building may be constructed up to forty-five (45) feet if step-backs of twenty-five (25) feet each are provided at the twenty-five (25) and thirty-five (35) foot height limits facing the “R” district, unless the County Board finds, in a particular case, that an alternative design that includes a lesser step-back or no step-back would provide appropriate transition to the abutting low density residential properties. Except where a Build-To Line is required pursuant to 31.A.17.d (2) above, all other new buildings that abut “R” districts shall incorporate the aforementioned setback of twenty-five (25) feet from the abutting “R” lot and shall provide step-backs or other reductions from the maximum height, as approved by the County Board in order to provide appropriate height transition to the abutting low-density residential properties.

(c) Where a parcel abuts an “R” or “RA” district, a masonry wall of a height of six (6) feet, or such other height as the County Board determines will reasonably protect residential properties shall be provided at the property line.

(3) Streetscape: Any street frontage, including any new street as designated in the Master Transportation Plan, shall be improved with streetscapes consistent with the Streetscapes Map (Section 27, Map 5) and Sidewalk Design guidelines (Section 27, Table 1). The clear walkway zone (an unobstructed area serving as circulation space for pedestrians) shall be maintained at a width no less than six (6) feet. All streetscape improvements shall be constructed in a manner consistent with such plan. All aerial utilities on and at the periphery of the site shall be placed underground with redevelopment or new construction.

(4) Parking and Loading:

(a) The proposal shall include parking as permitted and regulated in Section 27.D.2.g.

(b) Surface Parking proposed along streets designated as Main Street or 10<sup>th</sup> Street frontages on the Frontage Types Map (Section 27, Map 7), shall only be located behind a structure containing other uses. In all other locations, if surface parking lots are provided, the provisions of Section 32A.B. shall apply regardless of the number of parking spaces. Furthermore, surface parking shall be screened as required in Section 32A.B.5 except that any surface parking

lot facing a public right-of-way (where no structure containing another use is between the right-of-way and the parking ) shall comply with the minimum streetscape requirements in Section 31.A.17.d (3) above and in addition, any such parking area is screened by a masonry wall between 42 inches and 48 inches tall (measured as described in Section 32a.B.5.b.), and placed at the back of the required streetscape. This wall shall be designed to partially screen vehicles from pedestrian view from adjacent sidewalks, to provide separation between pedestrians, and parking areas and to continue the build-to line as required in Section 31.A.17.d (2) above. Reasonable interruptions to this wall are allowed to accommodate vehicular access, as provided in Section 31.A.17.d (4)(c) below. In addition, any vehicular access to a surface parking lot shall include sidewalks, a minimum of four (4) feet wide, along each side of the driveway to permit pedestrian access from the street frontage into the parking lot. Additional breaks in the masonry wall shall be allowed to accommodate pedestrian access but each break shall be a maximum of 48 inches wide.

- (c) Off-street parking entrances/exits and loading areas shall be provided as required in Section 33 except that these areas shall be located only in areas designated for “Service” frontages on the Frontage Types Map (Section 27, Map 7). 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.

- (5) Trash collection and storage areas shall be provided inside a main building or in a designated area screened by a solid wall made of materials similar to those used in the construction of the main building and that is at least six (6) feet above the ground.

(6) Building Height:

- (a) No building, except for penthouses or rooftop structures for the housing of elevator or other mechanical equipment, shall be erected to exceed the overall maximum height

- (feet) shown on the Maximum Height Limits Map (Section 27, Map 1). Under no circumstances shall the County Board approve a Use Permit for a building (exclusive of the penthouse) that exceeds the overall maximum height (feet) as shown on the Maximum Heights Limits Map.
- (b) The proposal shall comply with the Maximum Number of Floors shown on the Maximum Height Limits Map (Section 27, Map 1), except as provided for in Section 31.A.17.d (12) below.
- (c) 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 at least equal to their height from the building edge and the height limit line and shall not exceed twelve (12) feet. No penthouse or rooftop structure or any space above the height limit shall include additional floor space.
- (7) Ground Floor Height: Ground floor space shall be designed and constructed with a Structural Clear Height (the space bounded by 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) of at least fifteen (15) feet, except where the County Board finds that such Structural Clear Height would adversely affect the historical aspects of a structure designated in the Clarendon Sector Plan for full or partial preservation.
- (8) Ground Floor Transparency: The Ground Floor of all buildings shall provide a minimum transparency consistent with the Frontage Type, as designated on the Frontage Types Map (Section 27, Map 7). "Transparent" shall mean using glass or other exterior material offering a view into an area of the commercial establishment where human activity normally occurs and shall not be satisfied by views into areas blocked by display cases, the rear of shelving, interior walls, blinds, hallways, or any other material that could block a view.
- (9) Building Entrances: Functional entries that substantially comply with the Frontage Type guidelines set forth in the Clarendon Sector Plan shall be provided, except where the County Board finds that such entries would adversely affect the historical aspects of a structure designated in the Clarendon Sector Plan for full or partial preservation.
- (10) Landscaping: Any Unified Commercial/Mixed Use Development shall provide a minimum landscaped area of 10% of the total development site.
- (a) When a proposal preserves a building designated for

preservation according to the Building Preservation Map (Section 27, Map 4), and in accordance with the standards set forth in subsection 31.A.17.d(11) below, the area of the footprint of the structure being preserved may be excluded from the required landscaped area as provided in Section 31.A.17.d (10) above.

(11) Historic Preservation: 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 the District, and the regulations set forth below in Subsection 31.A.17.d (12)(c). New development within the site shall be compatible with the existing structures in terms of material, color, texture, size and fenestration of doors and windows, and cornice lines.

(12) Bonus Density: Subject to the Maximum Height Limits in 31.A.17.d (6), the County Board may approve optional increases in density above 1.5 F.A.R. by approving additional floors above the Maximum Number of Floors established in 31.A.17.d (6)(b), as follows in 31.A.17.d (12)(a), (b) and (c) below. Density approved pursuant to this subsection 31.A.17.d (12) may be accommodated on-site or transferred to another site within Clarendon, except as provided in 31.A.17.d (12)(a)ii.

(a) Affordable Housing: When a project includes affordable dwelling units (ADUs), pursuant to the definition of ADUs in use by the County at the time of the application, or an equivalent cash contribution, the County Board may permit up to an additional 1.5 FAR of density, as set forth below:

i. For residential rental projects, ADUs shall be provided on-site as part of the Use Permit Project as a total of at least 10% of the gross square footage (GFA) of the bonus density permitted under this subsection 31.A.17.d (12)(a) when the required 10% of the GFA is equal to four thousand (4000) square feet or more.

ii. For all other projects, ADUs shall be provided on-site as a total of at least 10% of the gross square footage of the bonus density permitted under this subsection 31.A.17.D (12)(a), or the applicant shall make a cash contribution to the Affordable Housing Investment Fund of \$15.00 per square foot of the gross floor footage of the bonus density. The cash contribution will be indexed to the Consumer Price Index for Housing in the Washington-Baltimore

MSA as published by the Bureau of Labor Statistics and shall be adjusted annually based on the January changes to such index for that year, beginning in January, 2010. Revised amounts apply only to Use Permit plans filed after the adjustment date.

Amounts for the calculation of the cash option are established at the time the Use Permit application is filed. Bonus density permitted through a cash contribution shall be accommodated on-site and shall not be available to transfer to another site.

(b) Sustainable Design: For projects that provide green building design (LEED) and comply with established County policies for bonus density, the County Board may approve additional density by Use Permit approval in an amount equivalent to that identified in established policy for Site Plan projects.

(c) Historic Preservation: When the County Board finds that a structure identified for preservation in the Clarendon Sector Plan is preserved in accordance with 31.a.17.d(11) above, and when the County Board (after review and comment by the Historical Affairs and Landmarks Review Board at least 45 days in advance of a public hearing by the County Board, and upon consideration by the County Board of the HALRB's recommendation), has determined that the project is consistent with the historic preservation objectives of the adopted policies, then the County Board may approve an increase above the otherwise allowable density as follows:

- i. When an entire building is preserved, the project's gross floor area may be increased by an amount of up to 500% of the first 10,000 square feet of gross floor area preserved and up to 300% of any square feet of gross floor area preserved beyond 10,000 square feet.
- ii. When a building frontage or façade is preserved, the project's gross floor area may be increased by an amount of up to 500% of the square feet of gross floor area preserved. The square feet of gross floor area preserved shall be calculated by multiplying the linear feet of building façade or frontage preserved by the depth of preservation.

de. Procedures for Unified Commercial/Mixed Use Development Approval.

(1) Unified Commercial/Mixed Use Developments shall be permitted



by use permit approval, as specified in Section 36G.

- (2) An approved use permit for a Commercial/Mixed Use Development Plan may be modified or amended as specified in Subsection 36.G.

- (3) Fee(s): As specified in Section 36.G.4.e.

\* \* \*

## SECTION 1. DEFINITIONS

### A. [Terms defined.]

\* \* \*

*Building, main.* A building in which is conducted the principal use of the lot on which it is situated.

*Build-to Line.* A line established along a street frontage extending the full width of the lot, either on or setback from the right-of-way line, that defines the block face and establishes building placement.

*Campground.* Same as "Tourist camp."

\* \* \*

*Standing space.* One (1) off-street place no less than nine (9) by twenty (20) feet with a vertical clearance of not less than seven (7) feet for the temporary waiting in line of one (1) automobile for service or delivery of goods to the automobile or its occupants at another place on the premises.

*Step-back.* An area of the façade above the first floor, of a building or structure that is located a set distance further back from the façade or story below it.

*Story.* That portion of a building included between the surface of any floor and the surface of the next floor above it; or, if there be no floor above it, then the space between such floor and the ceiling next above it.

\* \* \*

## SECTION 19. "C-1" LOCAL COMMERCIAL DISTRICTS

### B. Special Exceptions.

Zoning Ordinance Amendment  
Clarendon Sector Plan Implementation  
Sections 1, 19, 26, 26A, 27, 31 and 36

- 30 -

The following uses may be established subject to obtaining a use permit under the procedures established in Section 36:

\* \* \*

11. Uses in projects that are within the Clarendon Revitalization District and are part of a Unified Commercial/Mixed Use Development as set forth in section 31.A.17.

\* \* \*

## **SECTION 26. "C-2" SERVICE COMMERCIAL--COMMUNITY BUSINESS DISTRICTS**

\* \* \*

### **B. Special Exceptions.**

Any of the following uses may be established subject to obtaining a use permit as provided in Section 36, "Use Permits," for each such use:

\* \* \*

21. Uses in projects that are not within the Columbia Pike Special Revitalization District, or the Lee Highway-Cherrydale Special Revitalization District ~~or the Clarendon Revitalization District~~ but are part of a Unified Commercial/Mixed Use Development as set forth in section 31.A.17.

\* \* \*

## **SECTION 26A. "C-TH" COMMERCIAL TOWN HOUSE DISTRICTS**

### **B. Special Exceptions.**

Any of the following uses may be established subject to obtaining a use permit as provided in Section 36, "Use Permits," for each such use:

\* \* \*

15. Uses in projects that are within the Clarendon Revitalization District and are part of a Unified Commercial/Mixed Use Development as set forth in

section 31.A.17.

\* \* \*

## SECTION 36. ADMINISTRATION AND PROCEDURES

\* \* \*

### H. Site Plan Approval.

\* \* \*

8. When a proposal located in the “Clarendon Revitalization District” as designated on the General Land Use Plan preserves a structure identified for preservation in adopted policies for Clarendon, and the County Board finds that the structure is preserved in accordance with such adopted policies, then the County Board may approve an increase above the otherwise allowable density as follows:
  - a. Prior to County Board approval, the County Manager will send the project for review and comment by the Historical Affairs and Landmark Review Board at least 45 days in advance of a public hearing by the County Board, and the HALRB’s recommendation will be considered by the County Board. The County Board shall determine whether the project is consistent with the historic preservation objectives of the adopted policies.
  - b. When an entire building is preserved, the project’s gross floor area-density may, by site plan approval, be increased by ~~up to~~ an amount of up to equal to 500% of the first 10,000 square feet of gross floor area preserved and ~~by up to an amount equal to~~ 300% of any square feet of gross floor area preserved beyond 10,000 square feet.
  - c. When a building frontage or façade is preserved, the project’s gross floor area-density may be increased by ~~up to~~ an amount of up to equal to 500% of the square feet of gross floor area preserved. The square feet of gross floor area preserved shall be calculated by multiplying the linear feet of building façade or frontage preserved by the depth of preservation.
  - d. Unless the County Board finds, in a particular case, that a lesser step-back or no step-back is more appropriate to ensure a contextually appropriate definition between a structure identified for preservation in the Clarendon Sector Plan ~~the preserved~~ and new buildings, the preservation of building frontages or facades shall provide a step-back of at least 20’ for frontages and 10’ for facades, immediately above the preserved portion of the project.

\* \* \*

446 **SECTION 27. "C-3" GENERAL COMMERCIAL DISTRICTS**

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449 **D. Special Exceptions.**

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- 453
- 454 2. In areas designated "Medium Density Mixed Use" and located within the
- 455 "Clarendon Revitalization District" as designated on the General Land Use
- 456 Plan, where the County Board finds that a development proposal furthers the
- 457 goals, policies, and recommendations identified in the Clarendon Sector Plan, it
- 458 may, in accordance with subsection 36.H., modify the requirements of subsection
- 459 27.B. above and 27.E. below by site plan. The following regulations shall apply
- 460 unless otherwise modified by the County Board by site plan:
- 461 a. *Density Regulations:*
- 462 (1) The County Board may approve a density of up to 3.0 F.A.R.
- 463 subject to the Maximum Number of Floors shown on the
- 464 Maximum Height Limits Map (Map 1 ~~Map 2.7~~) ~~in the Clarendon~~
- 465 ~~Sector Plan.~~
- 466 (2) As provided in the Clarendon Sector Plan, the County Board may
- 467 approve optional increases in density above 3.0 F.A.R. pursuant to
- 468 subsection 36.H., by approving additional floors subject to the
- 469 Maximum Height (feet) on the Maximum Heights Limits Map
- 470 (Map 1 ~~Map 2.7~~) and as described in 27.D.2.d. below. Density
- 471 approved pursuant to section 36.H.5.b shall only be density
- 472 transferred to or received from other sites within the "Clarendon
- 473 Revitalization District."
- 474 b. *Area Requirements:* No minimum site area required.
- 475 c. *Use Mix Regulations:* The following, (1), (2), and (3) below, shall apply
- 476 to density of up to 3.0 F.A.R. as approved by the County Board. Any
- 477 additional density shall not be subject to these restrictions:
- 478 (1) For sites designated as "Prime Office Sites" on the Use Mix Map
- 479 (Map 2 ~~Map 2.5~~) ~~in the Clarendon Sector Plan~~, at least sixty
- 480 percent (60%) of the density shall consist of commercial uses. For
- 481 the purpose of this calculation, hotel uses will be counted as non-
- 482 commercial uses.
- 483 (2) For sites designated "Residential, Commercial, Hotel, or Mixed
- 484 Use – Minimum 20% Commercial" on the Use Mix Map (Map 2
- 485 ~~Map 2.5~~) ~~in the Clarendon Sector Plan~~, at least twenty percent
- 486 (20%) of the total density shall consist of commercial uses. For the
- 487 purpose of this calculation, hotel uses will be counted as
- 488 commercial uses.

## SIDEWALK DESIGN

Table 1

Sidewalk Design*	Type			
	20'	18'	14'	12'
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'
Cafe/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.	5' x 12' min.	5' x 12' min.	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.

**PARKING SPACES ASSOCIATED WITH STRUCTURES RECOMMENDED  
FOR PRESERVATION**

Table 2

<b>Block</b>	<b>Building(s)</b>	<b>Address</b>	<b>Estimated Parking Spaces</b>	<b>Approximate Parking Area (sq. ft.)</b>
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.










## MAXIMUM HEIGHT LIMITS


Map 1


### 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

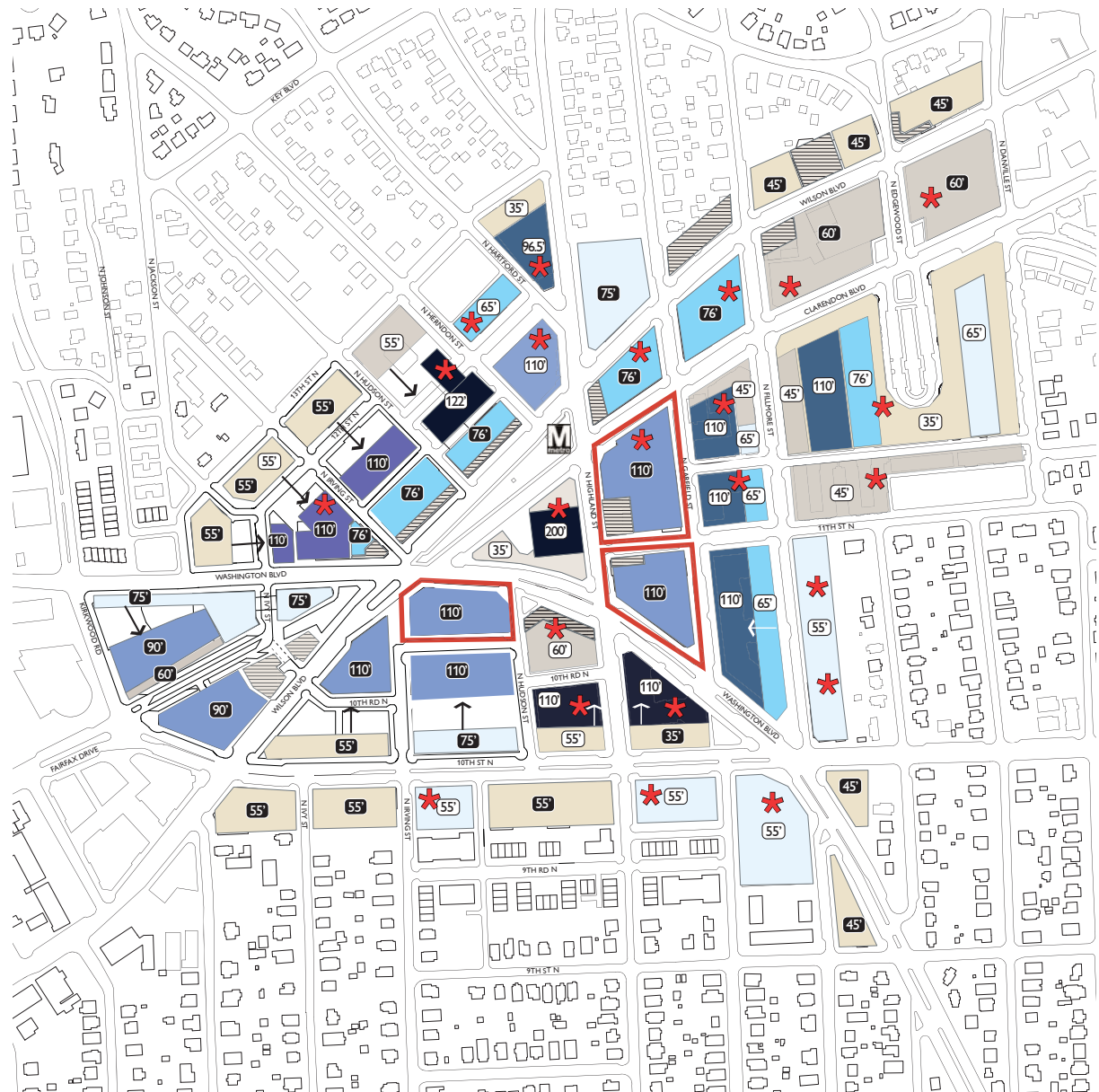
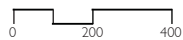
-  Additional Height up to 128' may be considered by the County Board in exchange for community benefits.

-  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:

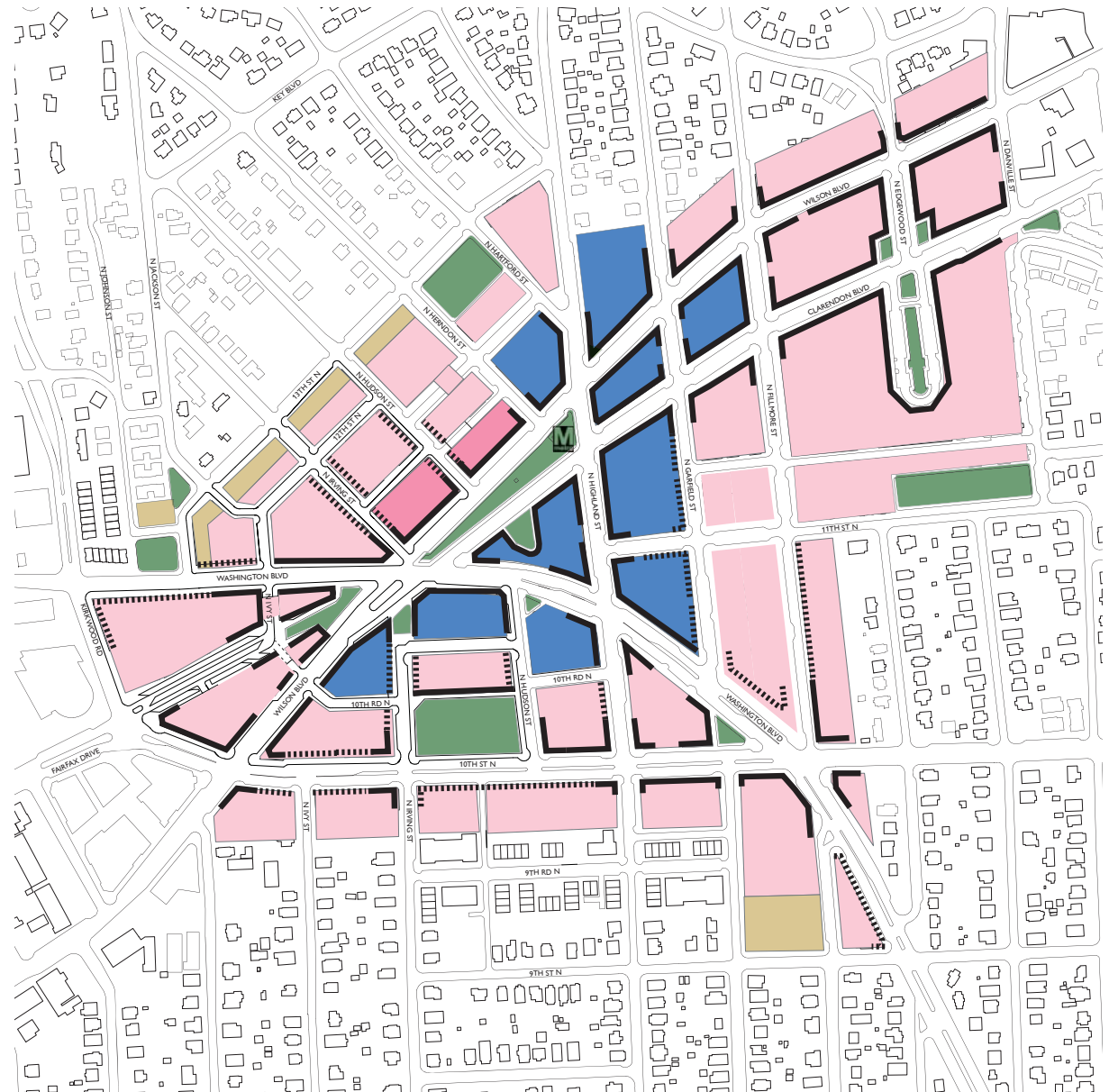
1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.



## USE MIX

Map 2





-  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

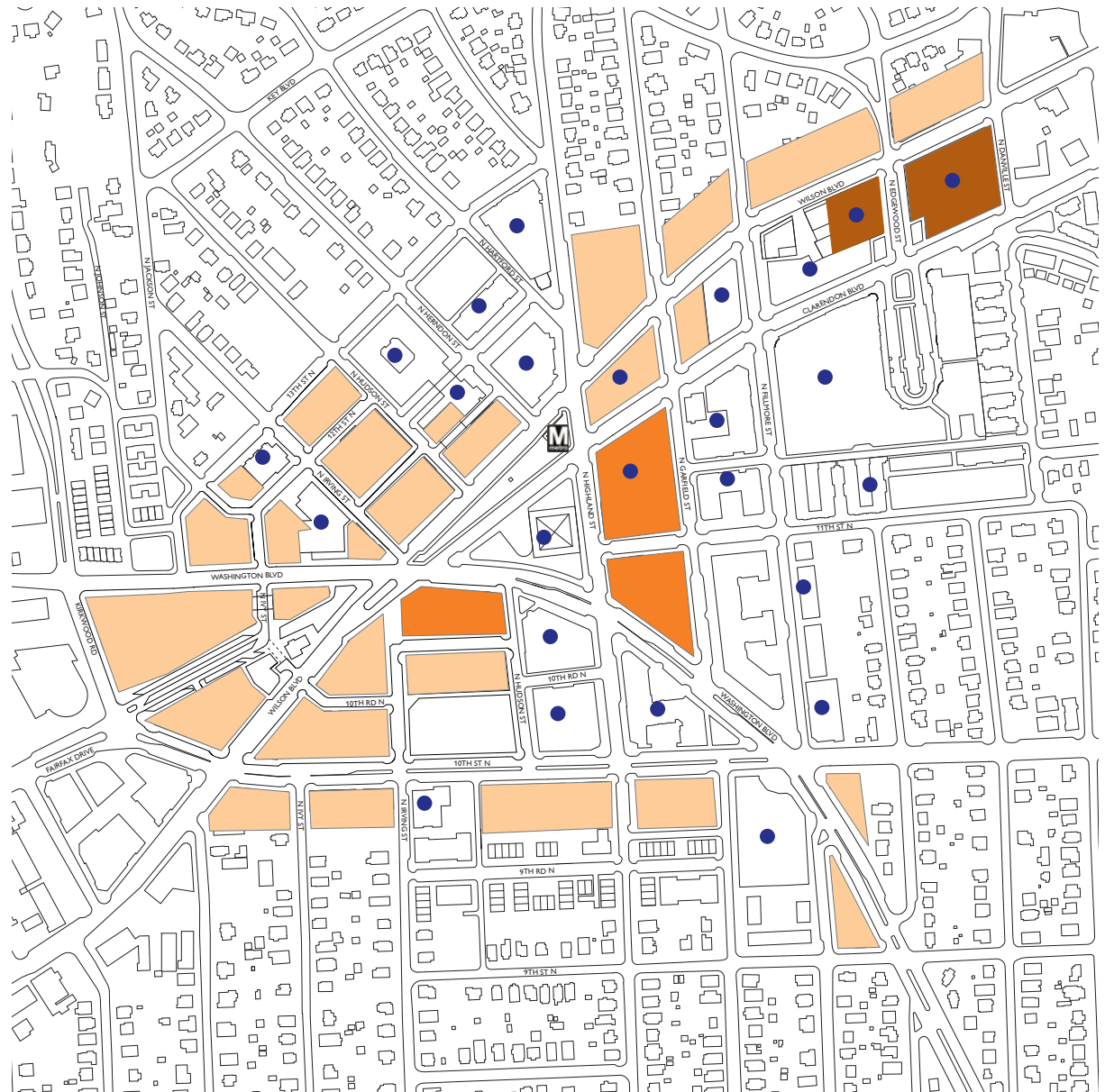




## RECEIVING SITES






Map 3

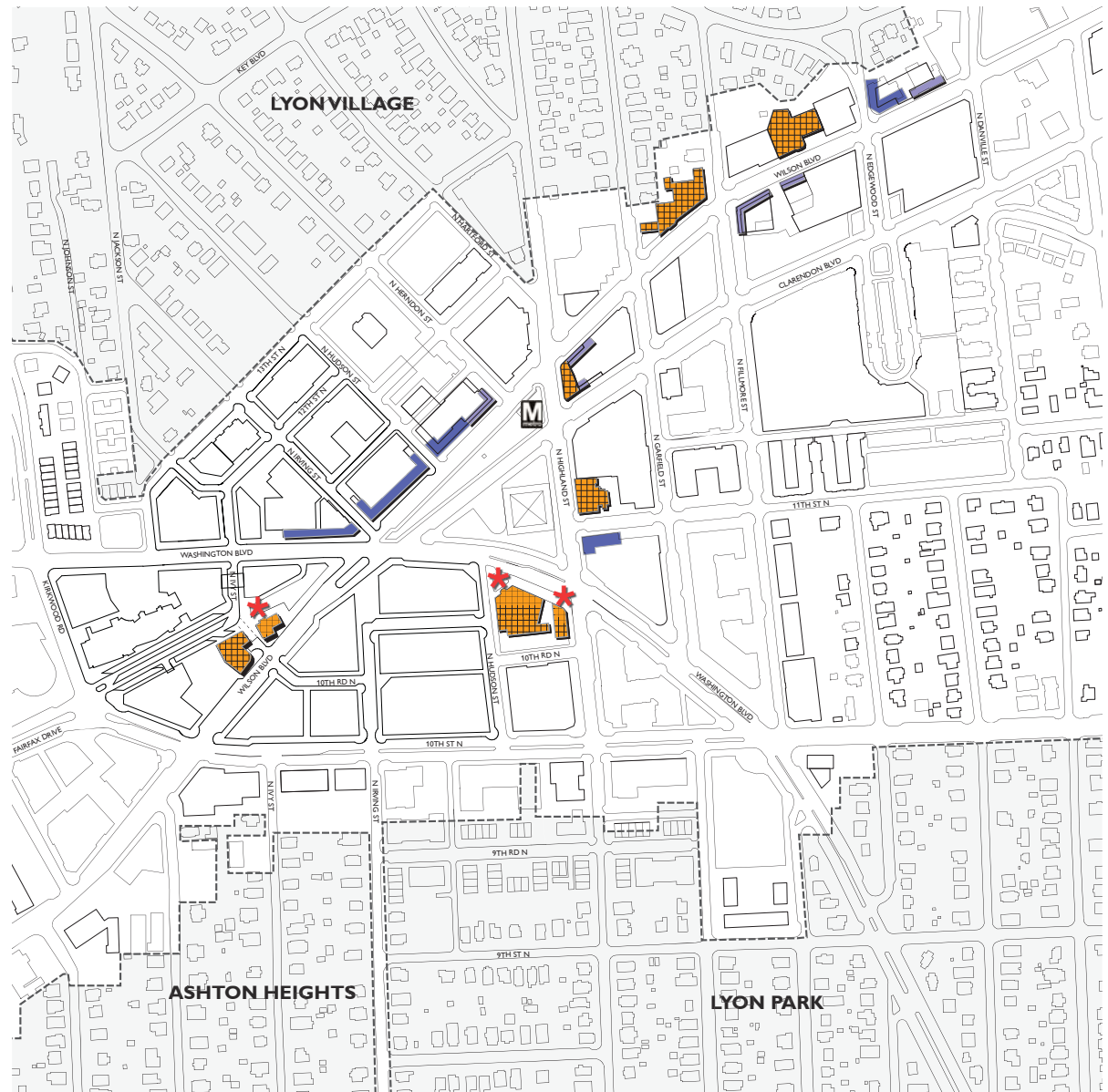
-  Additional Density above GLUP may be approved by County Board; Maximum Building Height may not be exceeded
-  Additional Height above Maximum Building Height and Additional Density above GLUP may be approved by County Board
-  Additional Density above Existing Approved Site Plan Density may be approved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



## BUILDING PRESERVATION

Map 4

-  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

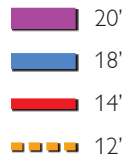


0 200 400

## STREETSCAPES

Map 5

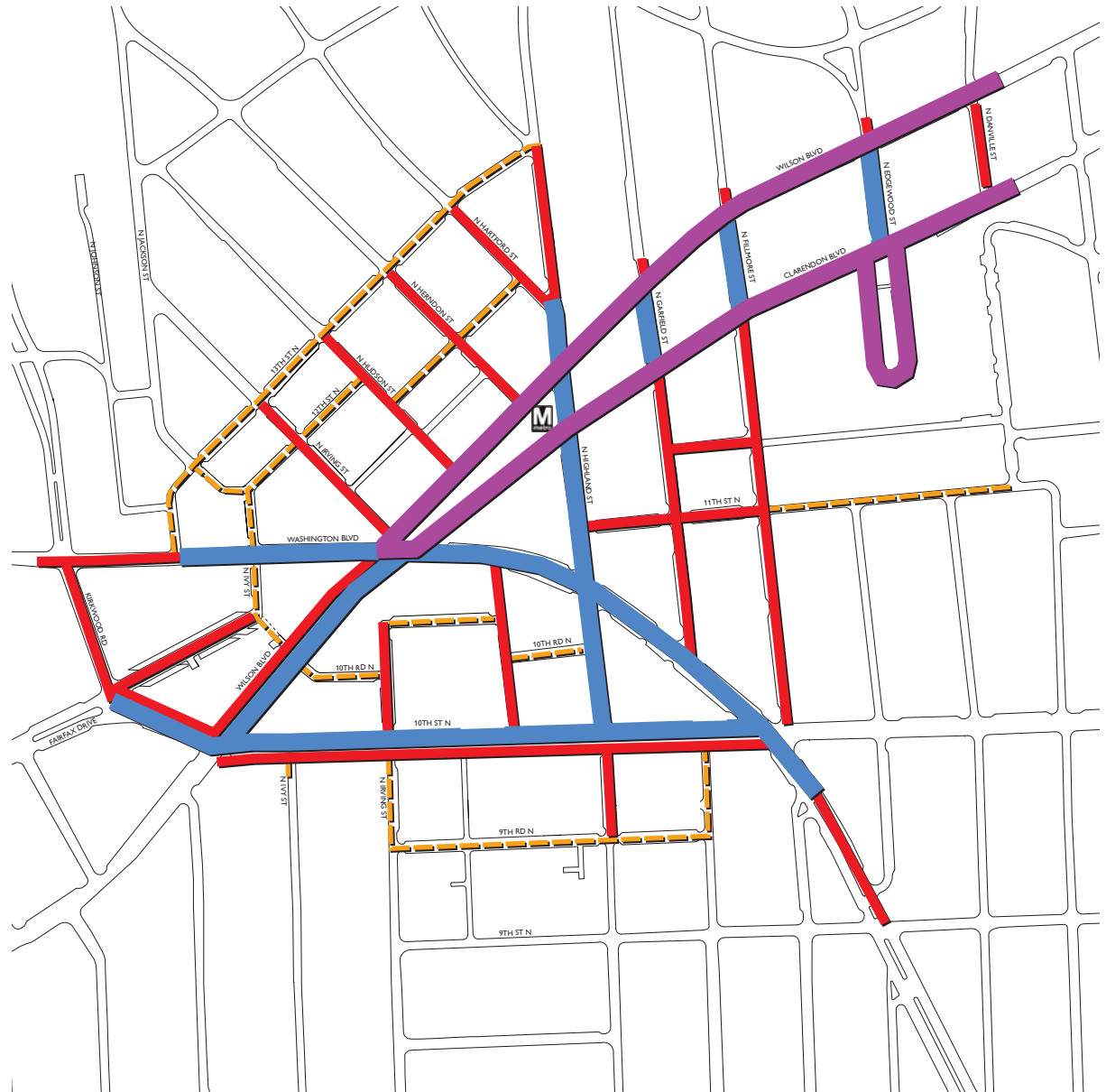
## Sidewalk Widths



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.



## BUILD-TO LINES

Map 6

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



## FRONTAGE TYPES

Map 7





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





## STEP-BACKS

Map 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.

