

ARTICLE 2. ZONING DISTRICTS

2.1. DISTRICTS ESTABLISHED; ZONING MAP

2.1.1. RELATIONSHIP TO OTHER ARTICLES

This article establishes the Arlington zoning districts. Article 3, *Use Standards*, and Article 4, *Dimensional Standards*, identify the uses allowed within the districts and the dimensional standards applying to development in the districts, respectively. Article 5, *Development and Design Standards*, identifies any district-specific standards applying to development in the districts.

2.1.2. ZONING DISTRICTS ESTABLISHED

The following zoning districts are established:

| Table 2.1-1: Zoning Districts Established | | |
|---|--------------|--------------------------------------|
| District Type | Abbreviation | District Name |
| Residential | RE | Residential Estate |
| | RS-20 | Residential Single-Family 20 |
| | RS-15 | Residential Single-Family 15 |
| | RS-7.2 | Residential Single-Family 7.2 |
| | RS-5 | Residential Single-Family 5 |
| | RM-12 | Residential Medium-Density 12 |
| | RMF-22 | Residential Multi-family 22 |
| | VG | Village on the Green at Tierra Verde |
| | MH | Manufactured Housing (Obsolete) |
| Non-Residential and Mixed-Use | LO | Limited Office |
| | OC | Office Commercial |
| | NC | Neighborhood Commercial |
| | CC | Community Commercial |
| | GC | General Commercial |
| | HC | Highway Commercial |
| | DB | Downtown Business |
| | BP | Business Park |
| | LI | Light Industrial |
| | IM | Industrial Manufacturing |
| | RMU | Regional Mixed-Use |
| Overlays | APO | Airport Overlay |
| | CDO | Conservation District Overlay |
| | DNO | Downtown Neighborhood Overlay |
| | EDO | Entertainment District Overlay |
| | LCMUO | Lamar Collins Mixed-Use Overlay |
| | LPO | Landmark Preservation Overlay |
| | PD | Planned Development |

2.1.3. ZONING DISTRICT MAP¹

- A.** The zoning districts are shown on the “City of Arlington Zoning Map” (Zoning Map). The boundaries of zoning districts established in this Code are delineated upon the Zoning Map and adopted as part of this Code as fully as if the same were set forth in this section in detail. Procedures for amending the Zoning Map are set forth in Section 10.4.2, Zoning Map Amendments (Zone Changes).
- B.** The Zoning Administrator shall keep a complete set of the Official Zoning Maps in any convenient format, either electronically or in hard copy. The Official Zoning Maps shall be kept up to date by posting or causing to be posted to the maps any subsequent zoning changes as soon as practicable after the change occurs. These maps shall be available for public inspection.
- C.** Administrative modifications to the Zoning Map shall be made by the Zoning Administrator.

2.1.4. ZONING DISTRICT BOUNDARIES²

- A.** When uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the Zoning Administrator shall be responsible for interpretation of the zoning map in accordance with the following rules:
 - 1.** Boundaries indicated as approximately following the centerlines of streets, highways, or alleys are construed to follow those centerlines.
 - 2.** Boundaries indicated as approximately following platted lot lines are construed as following those lot lines.
 - 3.** Boundaries indicated as approximately following city limits are construed as following city limits.
 - 4.** Boundaries indicated as following railroad lines are construed as following the established centerline of a railroad right-of-way. If no centerline is established, the boundary is midway between the railroad right-of-way lines.
 - 5.** Boundaries indicated as following shorelines are construed to follow shorelines. If the shoreline changes, the boundaries are construed as moving with the actual shoreline.
 - 6.** Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water are construed to follow those centerlines. The centerline is interpreted as being midway between the shorelines of the body of water. If the centerline changes, the boundaries are construed as moving with the centerline.
 - 7.** Boundaries indicated as parallel to or extensions of the features described in Subsections A.1. through A.6. are construed as being parallel to or extensions of the features.

¹ Based on existing 6-200, with minor edits for consistency.

² Based on existing 6-300.

- 8. Where a district boundary line traverses a large parcel of land or acreage in a recorded subdivision, and such large parcel or acreage has been divided by metes and bounds without indication upon the recorded plat, or where it may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the centerline of a street or alley or the property line resulting from such division nearest to the district line shown on the Official Zoning Map, so long as the district boundary is not varied more than 100 feet from its location on the Official Zoning Map.
- B. When the district boundary line is not otherwise determined, it shall be determined by the scale of the Official Zoning Map from a given line.
- C. Whenever a street, alley, or other public way is vacated by official action of the City, the zoning district line adjoining each side of the street, alley, or other public way automatically extends to the centerline of the vacated street, alley, or public way.
- D. When there is a question as to the boundary of a tract and that question cannot be resolved by the application of Subsections A. through C. above, the Zoning Board of Adjustment shall determine the boundary by interpreting the official zoning district map and ordinances amending the map.
- E. If, because of error or omission on the Official Zoning Map, any property in the City is not shown and included in a zoning district, such property shall be classified as the RE Residential Estate district until change by amendment.

2.1.5. RELATIONSHIP TO OVERLAY DISTRICTS³

All lands within the City shall be designated as one of the base zoning districts listed in Sections 2.2 and 2.3. In addition, some lands may be designated as one or more of the overlay districts listed in Section 2.4. Where the property is designated as an overlay district, the regulations governing development in the overlay district shall apply in addition to the regulations governing development in the underlying base district. In the event of an express conflict between the two sets of standards, the standards for the overlay district shall control.

2.1.6. ANNEXED TERRITORY

When any territory is brought into the jurisdiction of the City of Arlington, by annexation or otherwise, such territory shall be deemed to be in the RE Residential Estate district unless the City Council designates another zoning district at the time of annexation after review and recommendation by the Planning and Zoning Commission, giving due consideration to the surrounding existing uses as well as the Comprehensive Plan, and provides notice that complies with the notice requirements of Article 10, *Review Procedures*. This provision shall not preclude subsequent rezoning of such property by amendment in the manner set forth in Article 10, *Review Procedures*.

³ The City notes that it has a common problem with amendments to the code relating to uses. Specifically, if a new use is added to an underlying zoning district and not referenced in the overlay, it is unclear if the new use is allowed in the overlay. This is more of a drafting problem than an interpretation problem. Future code amendments that involve changes to the lineup of uses in a base district should specify whether or not such use is allowed in each of the overlay districts. Moreover, converting many of the overlay districts to base districts also should help minimize the concern.

2.2. RESIDENTIAL DISTRICTS**2.2.1. GENERAL PURPOSES OF ALL RESIDENTIAL ZONE DISTRICTS**

The residential zoning districts are intended to:

- A.** Provide appropriately located areas for residential development that are consistent with the Comprehensive Plan and with standards for public health, safety, and general welfare;
- B.** Ensure adequate light, air, and privacy for all dwelling units;
- C.** Minimize traffic congestion and overloading of public services and utilities;
- D.** Allow for a variety of housing types that meet the diverse needs of residents; and
- E.** Protect residential development from the encroachment of uses that are not appropriate to a residential environment.

In all residential districts, complementary uses such as parks, open space, public and private schools, religious assemblies, minor utilities, accessory dwellings, and certain temporary uses are also allowed.

Drafting Note: We have proposed reformatting the residential districts, below, to include both purpose statements and dimensional graphics with the goal of making it easier for code users to find information relevant to a specific district on a single page. Each of the residential and mixed-use districts contains the same measurement graphics.

2.2.2. RESIDENTIAL ESTATE | RE ⁴

A. Purpose

The RE district is intended to accommodate large-lot (minimum one acre) single-family detached residential uses, accessory development, and select agricultural activities. The district provisions discourage any use that would substantially interfere with the development of single-family detached dwellings or the quiet residential nature of the district.

Figure 2.2.2-A: C. Lot Dimension Measurement

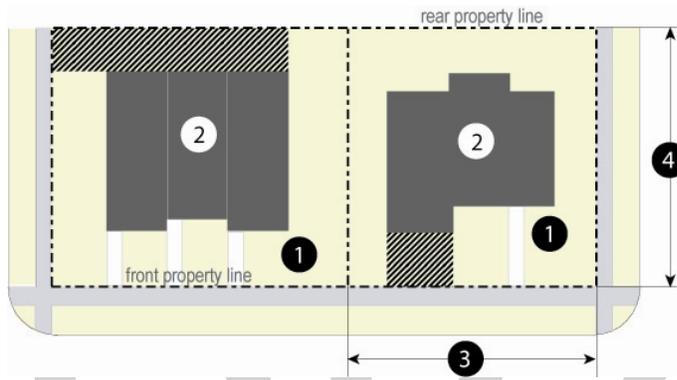


Figure 2.2.2-B: D. Setback Measurement



B. Density

| | |
|--------------------------|---|
| Dwelling units/acre, max | 1 |
|--------------------------|---|

C. Lot Dimensions

| | |
|---|-------------|
| 1. Lot area, min. | |
| Single family | 1 acre |
| Nonresidential | 15,000 s.f. |
| 2. Gross living area min. (s.f.) | |
| Single family | 2,500 |
| 3. Lot width, min. (ft) | |
| Single family | 100 |
| Nonresidential | 100 |
| 4. Lot depth, min. | |
| | 150 |

D. Setbacks

| | |
|---|----|
| 5. Street front, min. (ft) | |
| Arterial or collector | 40 |
| Local street, alley, or private access easement | 20 |
| 6. Street side, min. (ft) | |
| All roadways | 15 |
| Private access easement or alley | 10 |
| 7. Street rear, min. (ft) | |
| All roadways | 20 |
| Private access easement or alley | 5 |
| 8. Interior, min. (ft) | |
| Side | 10 |
| Rear | 10 |
| Nonresidential adjacent to single family (side and/or rear) | 20 |

E. Building Standards

| | |
|--|----|
| Building height, max. | 40 |
| Lot coverage, max. (%) | |
| Single family | 50 |
| Nonresidential | 50 |
| See Article 4 for measurements and exceptions. | |

⁴ This new “Residential Estate” district is proposed to replace the existing Estate district (which has been renamed the RS-20 district, see below). This new district has a larger minimum lot size of one acre. The new “Estate” district will also incorporate and replace the current “Agriculture” district, although it will not incorporate all of its agricultural uses. Under this proposal, all existing “A” districts will be rezoned to the new “RE” district, except in the VG district.

2.2.3. RESIDENTIAL SINGLE-FAMILY-20 | RS-20⁵

A. Purpose

The RS-20 district is intended to accommodate large-lot (roughly one-half acre) single-family detached residential uses and accessory development. The district provisions discourage any use that would substantially interfere with the development of single-family detached dwellings or the quiet residential nature of the district.

Figure 2.2.3-A: C. Lot Dimension Measurement

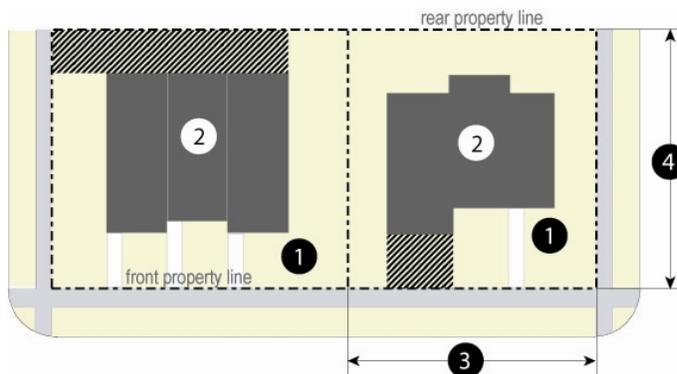


Figure 2.2.3-B: D. Setback Measurement



| B. Density | |
|---|-------------|
| Dwelling units/acre, max | 2 |
| C. Lot Dimensions | |
| 1. Lot area, min. (s.f.) | |
| Single family | 20,000 s.f. |
| Nonresidential | 15,000 s.f. |
| 2. Gross living area min. (s.f.) | |
| Single family | 2,200 |
| 3. Lot width, min. (ft) | |
| Single family | 100 |
| Nonresidential | 100 |
| 4. Lot depth, min. | |
| | 150 |
| D. Setbacks | |
| 5. Street front, min. (ft) | |
| Arterial or collector | 40 |
| Local street, alley, or private access easement | 20 |
| 6. Street side, min. (ft) | |
| All roadways | 15 |
| Private access easement or alley | 10 |
| 7. Street rear, min. (ft) | |
| All roadways | 20 |
| Private access easement or alley | 5 |
| 8. Interior, min. (ft) | |
| Side | 10 |
| Rear | 10 |
| Nonresidential adjacent to single family (side and/or rear) | 20 |
| E. Building Standards | |
| Building height, max. | 40 |
| Lot coverage, max. (%) | |
| Single family | 50 |
| Nonresidential | 50 |
| See Article 4 for measurements and exceptions. | |

⁵ This new "RS-20" district is proposed to offer a lot size in between the new Estate district (current "A" district) and the new Estate district (which has been renamed the RS-15 district, see below). This new district has a larger minimum lot size of 20,000 square feet.

2.2.4. RESIDENTIAL SINGLE-FAMILY-15 | RS-15⁶

A. Purpose

The RS-15 district is intended to accommodate single-family detached residential uses and typical accessory development at low densities (minimum 15,000-square foot lots).

Figure 2.2.4-A: C. Lot Dimension Measurement

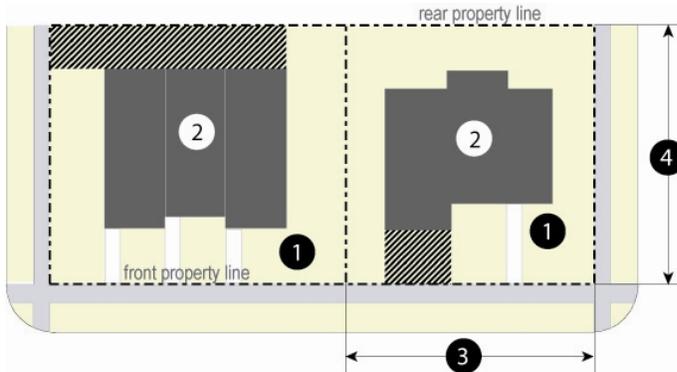


Figure 2.2.4-B: D. Setback Measurement



| B. Density | |
|---|--------|
| Dwelling units/acre, max | 4 |
| C. Lot Dimensions | |
| 1. Lot area, min. (s.f.) | |
| Single family | 15,000 |
| Nonresidential | 15,000 |
| 2. Gross living area min. (s.f.) | |
| Single family | 2,000 |
| 3. Lot width, min. (ft) | |
| Single family | 80 |
| Nonresidential | 80 |
| 4. Lot depth, min. | |
| | 100 |
| D. Setbacks | |
| 5. Street front, min. (ft) | |
| Arterial or collector | 40 |
| Local street, alley, or private access easement | 20 |
| 6. Street side, min. (ft) | |
| All roadways | 15 |
| Private access easement or alley | 10 |
| 7. Street rear, min. (ft) | |
| All roadways | 20 |
| Private access easement or alley | 5 |
| 8. Interior, min. (ft) | |
| Side | 10 |
| Rear | 10 |
| Nonresidential adjacent to single family (side and/or rear) | 20 |
| E. Building Standards | |
| Building height, max . | 40 |
| Lot coverage, max. (%) | |
| Single family | 50 |
| Nonresidential | 50 |
| See Article 4 for measurements and exceptions. | |

⁶ RS-15 is the proposed new name for the existing Estate district. Lot size has been increased to 15,000 square feet.

2.2.5. RESIDENTIAL SINGLE-FAMILY-7.2 | RS-7.2 ⁷

A. Purpose

The RS-7.2 district is intended to accommodate single-family detached residential uses and typical accessory development at low densities (minimum 7,200-square foot lots).

Figure 2.2.5-A: C. Lot Dimension Measurement

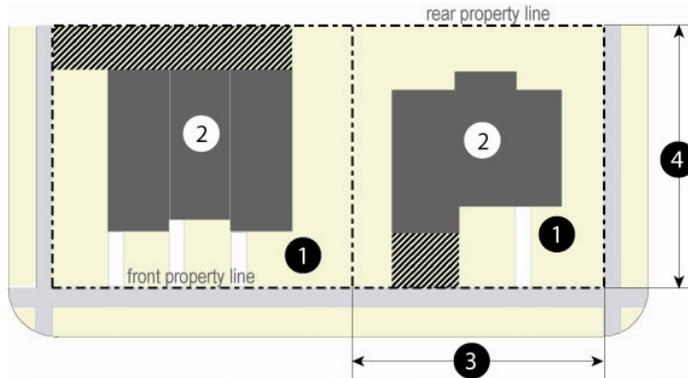


Figure 2.2.5-B: D. Setback Measurement



| B. Density | |
|---|-----------------|
| Dwelling units/acre, max | 6 |
| C. Lot Dimensions | |
| 1. Lot area, min. (s.f.) | |
| Single family | 7,200 |
| Nonresidential | 15,000 |
| 2. Gross living area min. (s.f.) | |
| Single family | 1,500 |
| 3. Lot width, min. (ft) | |
| Single family | 60 ¹ |
| Nonresidential | 60 |
| 4. Lot Depth, min. | |
| | 100 |
| 5. Street Front, min. (ft) | |
| Arterial or collector | 40 |
| Local street, alley, or private access easement | 20 |
| 6. Street Side, min. (ft) | |
| All roadways | 15 |
| Private access easement or alley | 10 |
| 7. Street Rear, min. (ft) | |
| All roadways | 20 |
| Private access easement or alley | 5 |
| 8. Interior, min. (ft) | |
| Side | 5 |
| Rear | 5 |
| Nonresidential adjacent to single family (side and/or rear) | 20 |
| E. Building Standards | |
| Building height, max | 40 |
| Lot coverage, max. (%) | |
| Single family | 50 |
| Nonresidential | 50 |
| See Article 4 for measurements and exceptions. | |

⁷ RS-7.2 is the proposed new name for the existing Residential (R) district. No standards are proposed to be changed.

2.2.6. RESIDENTIAL SINGLE-FAMILY-5 | RS-5 ⁸

A. Purpose

The RS-5 district is intended to accommodate single-family detached residential uses and typical accessory development at medium densities (minimum 5,000-square foot lots).

Figure 2.2.6-A: C. Lot Dimension Measurement

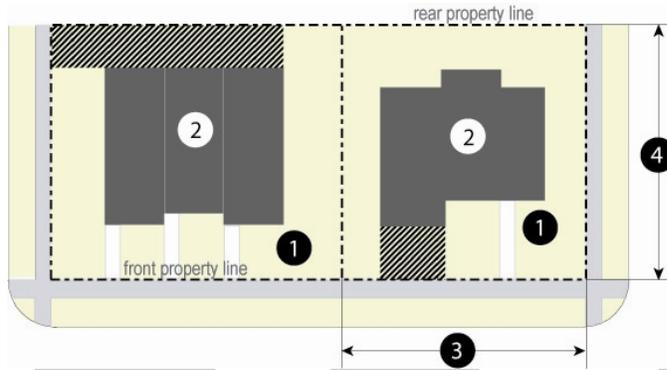


Figure 2.2.6-B: D. Setback Measurement



B. Density

| | |
|--------------------------|---|
| Dwelling units/acre, max | 8 |
|--------------------------|---|

C. Lot Dimensions

| | |
|---|--------|
| 1. Lot area, min. (s.f.) | |
| Single family | 5,000 |
| Nonresidential | 15,000 |
| 2. Gross living area min. (s.f.) | |
| Single family | 1,500 |
| 3. Lot width, min. (ft) | |
| Single family | 50 |
| Nonresidential | 60 |
| 4. Lot depth, min. | |
| | 100 |

D. Setbacks

| | |
|---|----|
| 5. Street front, min. (ft) | |
| Arterial or collector | 40 |
| Local street, alley, or private access easement | 20 |
| 6. Street side, min. (ft) | |
| All roadways | 15 |
| Private access easement or alley | 10 |
| 7. Street rear, min. (ft) | |
| All roadways | 20 |
| Private access easement or alley | 5 |

8. Interior, min. (ft)

| | |
|---|----|
| Side | 5 |
| Rear | 5 |
| Nonresidential adjacent to single family (side and/or rear) | 20 |

E. Building Standards

| | |
|--|----|
| Building height, max | 40 |
| Lot coverage, max. (%) | |
| Single family | 60 |
| Nonresidential | 60 |
| See Article 4 for measurements and exceptions. | |

⁸ RS-5 is the proposed new name for the current R2 district. Under this proposal, lots zoned R-1 (6,000 sf lots) and R-2 (5,000 sf lots) would be rezoned into this district.

2.2.7. RESIDENTIAL MEDIUM DENSITY | RM-12⁹

A. Purpose

The RM district is established and intended to encourage a wide range of low- to medium-density housing types, especially single-family attached, duplexes, and townhouse projects, though single-family detached is also allowed to meet the diverse needs of city residents. The district standards are designed for transition from areas of lower-density single-family neighborhoods to higher-density multi-family districts at appropriate locations throughout the City. Maximum residential density is limited to 12 units per gross acre.

Figure 2.2.7-A: C. Lot Dimension Measurement

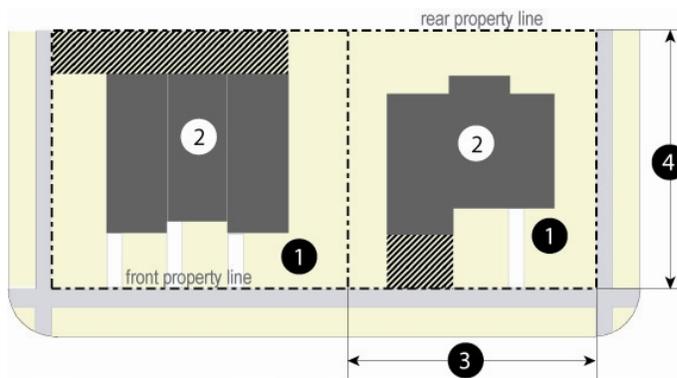


Figure 2.2.7-B: D. Setback Measurement



| B. Density | |
|---|--------|
| Dwelling units/acre, max | 12 |
| C. Lot Dimensions | |
| 1. Lot area, min. (s.f.) | |
| Duplex | 6,000 |
| Townhouse | 2,900 |
| Nonresidential uses | 15,000 |
| 2. Gross living area min. (s.f.) | |
| Duplex | 800 |
| Townhouse | 800 |
| 3. Lot width, min. (ft) | |
| Duplex | 60 |
| Townhouse | 20 |
| Nonresidential | 60 |
| 4. Lot depth, min. | |
| | 100 |
| D. Setbacks | |
| 5. Street front, min. (ft) | |
| Arterial or collector | 40 |
| Local street, alley, or private access easement | 20 |
| 6. Street side, min. (ft) | |
| All roadways | 20 |
| Private access easement or alley | 20 |
| 7. Street rear, min. (ft) | |
| All roadways | 20 |
| Private access easement or alley | 5 |
| 8. Interior, min. (ft) | |
| Side | 5 |
| Rear | 10 |
| Adjacent to single family (side and/or rear) | 20 |
| E. Building Standards | |
| Building height, max | 40 |
| Lot coverage, max. (%) | |
| Duplex | 60 |
| Townhouse | 75 |
| Nonresidential | 60 |
| See Article 4 for measurements and exceptions. | |

⁹ Proposed new district to replace the existing Duplex and Townhouse districts.

2.2.8. RESIDENTIAL MULTIFAMILY-22 | RMF-22

A. Purpose

The RMF-22 district is established to provide opportunities for high-density multi-family residential uses with a maximum density of 22 units per acre, which are designed to be compatible with their sites and surroundings. The district also allows medium-density residential uses, including attached residential, live/work units, and residential units over ground-floor non-residential uses.

Figure 2.2.8-A, C. Lot Dimension Measurement

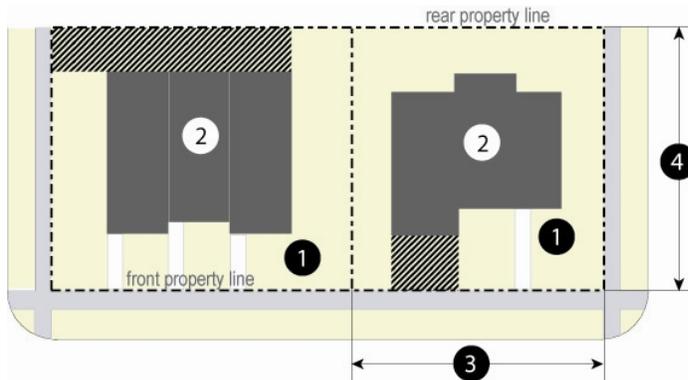


Figure 2.2.8-B, D. Setback Measurement



B. Density

| | |
|--------------------------|----|
| Dwelling units/acre, max | 22 |
|--------------------------|----|

C. Lot Dimensions

| | |
|--|--------|
| 1. Lot area, min. (s.f.) | |
| Duplex | 6,000 |
| Townhouse | 2,900 |
| Multifamily or Nonresidential | 15,000 |
| 2. Gross living area, min. (s.f.) | |
| Duplex or townhouse | 800 |
| MF efficiency | 600 |
| MF 1 bedroom | 750 |
| MF 2 bedroom | 900 |
| 3. Lot width, min (ft) | |
| Townhouse | 20 |
| Duplex or multifamily | 60 |
| Nonresidential | 60 |
| 4. Lot depth, min. | 100 |

D. Setbacks

| | |
|---|----|
| 6. Street front, min. (ft) | |
| Arterial | 40 |
| Collector | 25 |
| Local street, alley, or private access easement | 20 |
| 7. Street side, min. (ft) | |
| All roadways | 20 |
| Private access easement or alley | 10 |
| 8. Street rear, min. (ft) | |
| All roadways | 20 |
| Private access easement or alley | 10 |
| 9. Interior, min. (ft) | |
| Side | 10 |
| Rear | 10 |
| Adjacent to single family (side and/or rear) | 50 |

E. Building Standards

| | |
|--|----|
| Building height: see Section 5.5.4 | |
| Lot coverage, max. (%) | |
| Duplex | 80 |
| Townhouse or multifamily | 90 |
| Nonresidential | 80 |
| See Article 4 for measurements and exceptions. | |

2.2.9. VILLAGE ON THE GREEN AT TIERRA VERDE | VG¹⁰**A. Purpose and Intent**

The Village on the Green at Tierra Verde (VG) District is established to provide an area in southwest Arlington that will be a financially and environmentally sustainable residential community memorable for its rural character, village-like atmosphere, and mix of high-quality housing options.¹¹

B. Development Standards

Residential development in the VG district is subject to the design and development standards in Section 5.5.5.

2.2.10. MANUFACTURED HOUSING (OBSOLETE)**A. Purpose**

To provide for accommodations for a specific form of housing - the manufactured home. To provide appropriate standards for density, spacing, and use, a separate district is created and designated for the specific purpose of providing at appropriate locations, areas for the development of manufactured home parks, courts, and subdivisions.

B. Applicability

The Manufactured Housing district is obsolete and may not be requested as a district for a zoning amendment following the effective date of this Code. Existing MH districts shall remain on the Arlington zoning map and shall be subject to the development standards of the previous Arlington Zoning Code Section 9-400.

¹⁰ Existing 9-1500 revised to match the formatting of the new UDC. The VG residential and non-residential uses have been moved to Article 3, *Use Regulations*. Many of the existing residential and non-residential development standards were early versions of standards the city has since updated and incorporated into Article 5, *Design and Development Standards*, that will be applicable to development in this district. Standards that are unique to the VG district have been moved to Section 5.5.5.

¹¹ We have removed the applicability section that limited rezoning to VG to only property currently zoned E. If VG is not converted to a base district, this section may need to be reinserted.

2.3. NON-RESIDENTIAL AND MIXED-USE DISTRICTS**2.3.1. GENERAL PURPOSES OF ALL NON-RESIDENTIAL AND MIXED-USE DISTRICTS**

The non-residential and mixed-use zoning districts are intended to:

- A.** Accommodate office, retail, commercial, service, and mixed uses needed by Arlington's residents, businesses, visitors, and workers;
- B.** Encourage site planning, land use planning, and architectural design that create an interesting, pedestrian-friendly environment;
- C.** Maintain and enhance the city's economic base and provide shopping, entertainment and employment opportunities close to where people live and work;
- D.** Preserve, protect, and promote employment-generating uses;
- E.** Create suitable environments for various types of commercial and other nonresidential uses and protect them from the adverse effects of incompatible uses;
- F.** Allow flexibility to encourage redevelopment and positive improvements to existing businesses and residences;
- G.** Minimize potential negative impacts of nonresidential development on adjacent residential areas; and
- H.** Help ensure that the appearance and operational impacts of commercial developments do not adversely affect the character of the areas in which they are located.

2.3.2. LIMITED OFFICE | LO¹²

A. Purpose

The LO district is intended to provide for the development of small-scale, low-intensity professional office uses near or adjacent to residential neighborhoods. The district encourages the conversion of existing residential structures to offices uses, provided that the office use is compatible in scale, character, and intensity with adjacent residential uses. This district is appropriate in areas that are transitioning from residential to non-residential uses, or are mixed-use in character. Adequate street access and parking capacity should be available to serve the office use.

B. Density

| | |
|--------------------------|-----|
| Dwelling units/acre, max | N/A |
|--------------------------|-----|

C. Lot Dimensions

| | |
|----------------------|-------|
| Lot area, min (s.f.) | 5,000 |
|----------------------|-------|

D. Setbacks, min (ft)

| | |
|--|----|
| Street | |
| Freeway or frontage road | 20 |
| All other streets | 10 |
| Interior | |
| Side | 20 |
| Rear | 10 |
| Adjacent to single family (side and/or rear) | 20 |

E. Building Standards

| | |
|---------------------------|----|
| Building height, max (ft) | 40 |
| Lot Coverage, max (%) | 75 |

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.3.2 Residential Office Illustration



¹² This is a new district and is intended to accommodate the conversion of existing residential structures to office uses. The City is experiencing this trend already along Abram and Center Streets and would like to further promote the reuse and preservation of older structures by findings appropriate low-intensity office uses to occupy those buildings.

2.3.3. OFFICE COMMERCIAL | OC¹³

A. Purpose

The OC district is intended to provide areas primarily for high-quality office development and selected retail uses that serve community and citywide needs. .

B. Density

Dwelling units/acre, min./max. N/A

C. Lot Dimensions

Lot area, min. (s.f.) 10,000

D. Setbacks

| | |
|--|----|
| Street, min. (ft) | |
| Freeway or frontage road | 20 |
| All other streets | 10 |
| Interior, min. (ft) | |
| Side and/or Rear | 0 |
| Adjacent to single family (side and/or rear) | 20 |

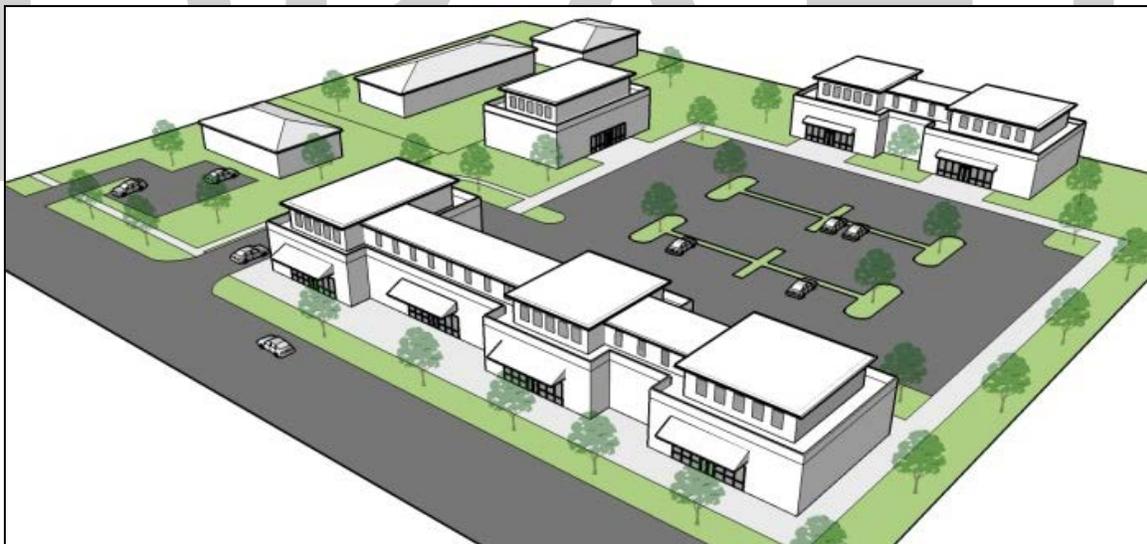
E. Building Standards

Building height, max. (ft) N/A
 Lot Coverage, max. (%) N/A

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.3.3 Office Commercial Illustration



¹³ Proposed new purpose statement.

2.3.4. NEIGHBORHOOD COMMERCIAL | NC ¹⁴

A. Purpose

The NC district is intended to provide sites for businesses serving the daily needs of nearby residential areas and for small-scale offices. Development should be compatible in scale, character, and intensity with adjacent residential development, and the district’s standards are intended to prevent significant adverse effects on adjacent residential areas. This district should be located adjacent to residential uses. The NC district should also be used as a buffer between residential and more intense retail/commercial uses.

B. Density

| | |
|--------------------------------|-----|
| Dwelling units/acre, min./max. | N/A |
|--------------------------------|-----|

C. Lot Dimensions

| | |
|-----------------------|-------|
| Lot area, min. (s.f.) | 5,000 |
|-----------------------|-------|

D. Setbacks

| | |
|--|----|
| Street, min. (ft) | |
| Freeway or frontage road | 20 |
| All other streets | 10 |
| Interior, min. (ft) | |
| Side and/or Rear | 0 |
| Adjacent to single family (side and/or rear) | 20 |

E. Building Standards

| | |
|----------------------------|-----|
| Building height, max. (ft) | 40 |
| Lot Coverage, max. (%) | N/A |

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.3.4 Neighborhood Commercial Illustration



¹⁴ Proposed new name and purpose statement for the NS district.

2.3.5. COMMUNITY COMMERCIAL | CC¹⁵

A. Purpose

The CC district is established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial recreation; service stations; and business, personal, and financial services. The CC district is generally intended for nodal developments located at the intersection of two arterial streets.

B. Density

| | |
|--------------------------------|-----|
| Dwelling units/acre, min./max. | N/A |
|--------------------------------|-----|

C. Lot Dimensions

| | |
|-----------------------|--------|
| Lot area, min. (s.f.) | 10,000 |
|-----------------------|--------|

D. Setbacks

| | |
|--|----|
| Street, min. (ft) | |
| Freeway or frontage road | 20 |
| All other streets | 10 |
| Interior, min. (ft) | |
| Side and/or Rear | 0 |
| Adjacent to single family (side and/or rear) | 20 |

E. Building Standards

| | |
|----------------------------|-----|
| Building height, max. (ft) | N/A |
| Lot Coverage, max. (%) | N/A |

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.3.5 Community Commercial Illustration



¹⁵ Proposed new name and purpose statement for the CS district.

2.3.6. GENERAL COMMERCIAL | GC¹⁶

A. Purpose

The GC district is intended primarily to provide sites for a broad range of commercial uses including automobile sales and services, car washes, restaurants, offices, warehousing, and commercial services. Sites should provide an attractive appearance with landscaping, well-designed parking, and controlled traffic movement. This district is primarily intended for development of free-standing commercial structures along arterial streets in older sections of the city that are experiencing redevelopment.

B. Density

Dwelling units/acre, min./max. N/A

C. Lot Dimensions

Lot area, min. (s.f.) 10,000

D. Setbacks

Street, min. (ft)

Freeway or frontage road 20

All other streets 10

Interior, min. (ft)

Side and/or rear 0

Adjacent to single family (side and/or rear) 20

E. Building Standards

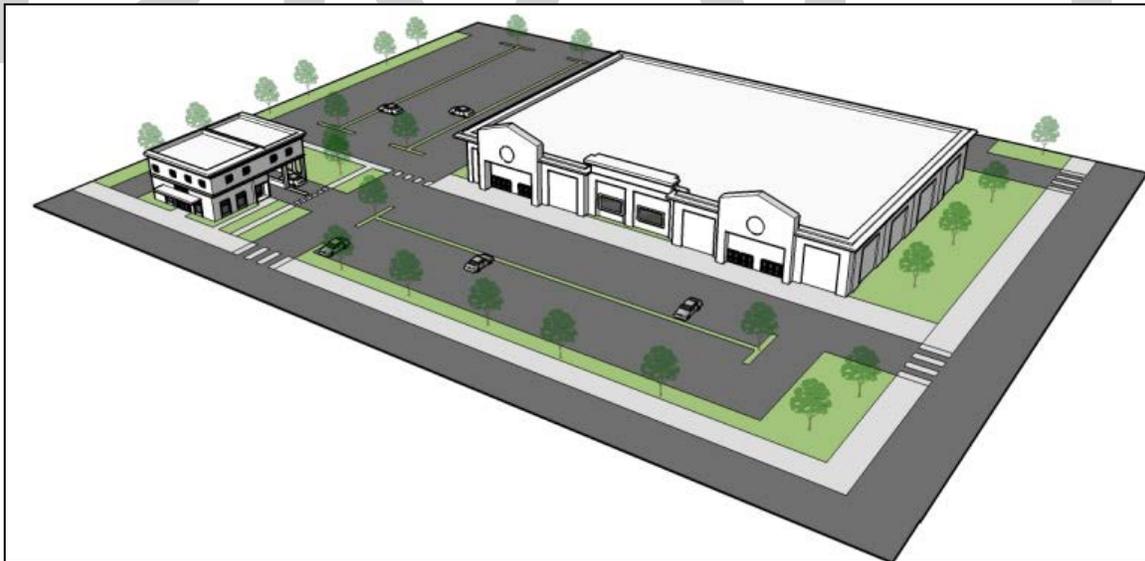
Building height, max. (ft) N/A

Lot Coverage, max. (%) N/A

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.3.6 General Commercial Illustration



¹⁶ Proposed new name and purpose statement for the B district.

2.3.7. HIGHWAY COMMERCIAL | HC¹⁷

A. Purpose

The HC district is intended primarily to provide sites for commercial uses including automobile sales and services, hotels, drive-through and drive-in restaurants, offices, warehousing, and commercial services. These uses are subject to frequent view by the public and visitors to Arlington, and they should provide an attractive appearance with landscaping, well-designed parking, and controlled traffic movement. Traffic generated by the uses may include high volumes of vehicle traffic, and trucks and commercial vehicles as appropriate for sites adjacent to regional roadways. "Strip development" is discouraged.

B. Density

| | |
|--------------------------------|-----|
| Dwelling units/acre, min./max. | N/A |
|--------------------------------|-----|

C. Lot Dimensions

| | |
|-----------------------|--------|
| Lot area, min. (s.f.) | 10,000 |
|-----------------------|--------|

D. Setbacks

| | |
|--|----|
| Street, min. (ft) | |
| Freeway or frontage road | 50 |
| All other streets | 30 |
| Interior, min. (ft) | |
| Side | 20 |
| Rear | 10 |
| Adjacent to single family (side and/or rear) | 25 |

E. Building Standards

| | |
|----------------------------|-----|
| Building height, max. (ft) | N/A |
|----------------------------|-----|

| | |
|------------------------|-----|
| Lot Coverage, max. (%) | N/A |
|------------------------|-----|

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.3.6 Highway Commercial Illustration



¹⁷ This is one of two proposed new base districts to replace the existing BP overlay. We understand that much of the BP-zoned area has become more of an auto sales corridor along the interstates and highways. District-specific standards will be important to ensure that development is of high quality. Combined with the new mixed-use district, this district will provide standards customized for the development and redevelopment of these highly visible areas.

2.3.8. DOWNTOWN BUSINESS | DB¹⁸

A. Purpose

The DB district provides concentrated downtown, civic, service, office, institutional, cultural, residential, and other uses in the existing central business district. The DB district is intended to aid in the revitalization of Arlington’s original downtown area, and to establish an identity for the downtown area by permitting uses that enhance its role as a unique civic and ceremonial heart of the City. Urban design standards are intended to protect property values, create a vibrant downtown that is mixed-use, pedestrian-friendly, and transit-oriented, and make the development process more predictable for member of the public and development community.

B. Density

| | |
|---|----|
| Max dwelling units per acre with one use in a structure | 60 |
|---|----|

| | |
|--|-----|
| Max dwelling units per acre with more than one use in a structure. Second use must occupy at least 15% of gross floor area of building | 100 |
|--|-----|

C. Lot Dimensions

| | |
|-----------------------|-----|
| Lot area, min. (s.f.) | N/A |
|-----------------------|-----|

D. Setbacks

| | |
|-------------|--|
| Street (ft) | |
|-------------|--|

| | |
|---------|---|
| Minimum | 0 |
|---------|---|

| | |
|---|----|
| Maximum for at least 75% of the front building façade | 15 |
|---|----|

| | |
|---------------------|--|
| Interior, min. (ft) | |
|---------------------|--|

| | |
|------------------|---|
| Side and/or Rear | 0 |
|------------------|---|

| | |
|--|----|
| Adjacent to single family (side and/or rear) | 20 |
|--|----|

E. Building Standards

| | |
|----------------------------|-----|
| Building height, max. (ft) | N/A |
|----------------------------|-----|

| | |
|------------------------|-----|
| Lot Coverage, max. (%) | N/A |
|------------------------|-----|

F. Notes

See Article 4 for measurements and exceptions.



Figure 2.3.7: Downtown Business Illustration



¹⁸ The DB purpose statement is from Ordinance 05-094.

2.3.9. BUSINESS PARK | BP

A. Purpose

The BP district is intended to provide and protect sites for offices, research and development facilities, support commercial services, and limited industrial activities including non-nuisance production, distribution, and storage of goods (but no raw materials processing or bulk handling) in a landscaped setting.

B. Density

| | |
|--------------------------------|-----|
| Dwelling units/acre, min./max. | N/A |
|--------------------------------|-----|

C. Lot Dimensions

| | |
|-----------------------|--------|
| Lot area, min. (s.f.) | 15,000 |
|-----------------------|--------|

D. Setbacks

| | |
|--|----|
| Street, min. (ft) | |
| Freeway or frontage road | 20 |
| All other streets | 10 |
| Interior, min. (ft) | |
| Side and/or Rear | 0 |
| Adjacent to single family (side and/or rear) | 25 |

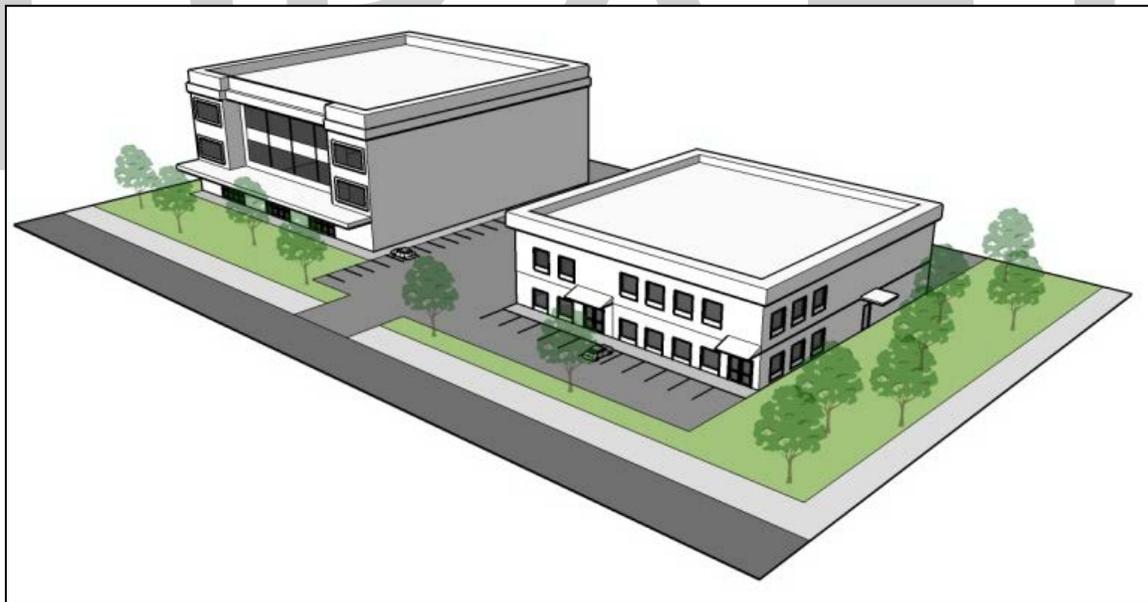
E. Building Standards

| | |
|----------------------------|-----|
| Building height, max. (ft) | N/A |
| Lot Coverage, max. (%) | N/A |

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.3.8: Business Park Illustration



2.3.10. LIGHT INDUSTRIAL | LI

A. Purpose

The LI district is intended to provide for the development of research, light industrial, processing warehousing and other indoor light industrial uses, as well as supporting business and office uses. Uses permitted in this district are intended to serve community and regional needs. This district is intended to be located away from low and medium density residential development.

B. Density

| | |
|--------------------------------|-----|
| Dwelling units/acre, min./max. | N/A |
|--------------------------------|-----|

C. Lot Dimensions

| | |
|-----------------------|--------|
| Lot area, min. (s.f.) | 15,000 |
|-----------------------|--------|

D. Setbacks

| | |
|-------------------|--|
| Street, min. (ft) | |
|-------------------|--|

| | |
|--------------------------|----|
| Freeway or frontage road | 20 |
|--------------------------|----|

| | |
|-------------------|----|
| All other streets | 10 |
|-------------------|----|

| | |
|---------------------|--|
| Interior, min. (ft) | |
|---------------------|--|

| | |
|------------------|---|
| Side and/or Rear | 0 |
|------------------|---|

| | |
|--|----|
| Adjacent to single family (side and/or rear) | 30 |
|--|----|

E. Building Standards

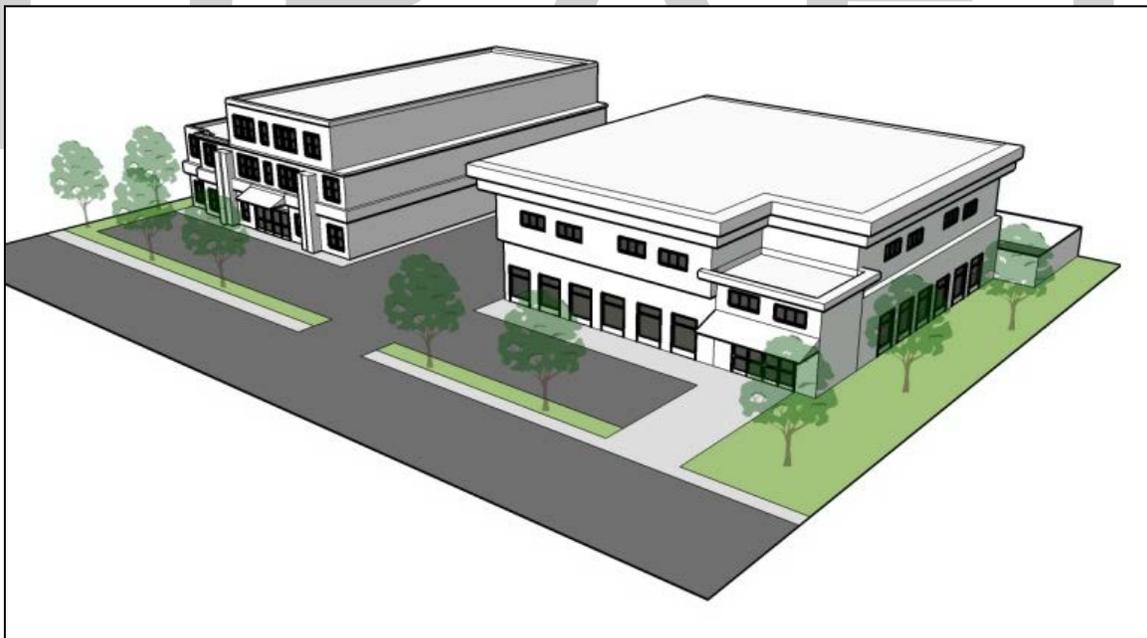
| | |
|----------------------------|-----|
| Building height, max. (ft) | N/A |
|----------------------------|-----|

| | |
|------------------------|-----|
| Lot Coverage, max. (%) | N/A |
|------------------------|-----|

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.3.9: Light Industrial Illustration



2.3.11. INDUSTRIAL MANUFACTURING | IM

A. Purpose

The IM district is intended to provide for the development of heavy industrial and manufacturing uses, as well as supporting business and office uses. Uses permitted in this district are intended to serve community and regional needs. This district is intended to be located away from low and medium density residential development.

B. Density

Dwelling units/acre, min./max. N/A

C. Lot Dimensions

Lot area, min. (s.f.) 15,000

D. Setbacks

Street, min. (ft)

Freeway or frontage road 20

All other streets 10

Interior, min. (ft)

Side and/or Rear 0

Adjacent to single family (side and/or rear) 40

E. Building Standards

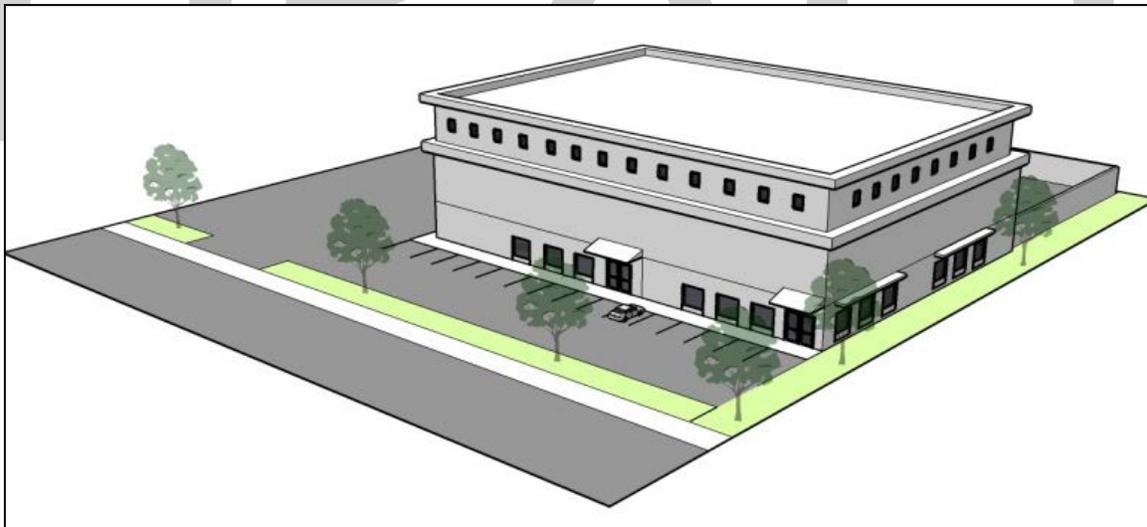
Building height, max. (ft) N/A

Lot Coverage, max. (%) N/A

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.3.10: Industrial Manufacturing Illustration



2.3.12. REGIONAL MIXED-USE | RMU

A. Purpose

The RMU district is established to encourage and facilitate the development of large-scale, distinctive, attractive regional centers containing a concentrated mix of land uses. Development in these highly visible regional activity centers should be distinctive in character and attractive in design. The centers should include major economic generators, most with a regional market draw, such as a regional shopping mall, major employer, restaurants, theaters, hotels, and dense office development. The area should contain a broad mix of complementary uses, including high-density multi-family housing, major civic and public facilities, and parks. Development should facilitate and encourage pedestrian travel between residential and nonresidential uses. Transit facilities and pedestrian-friendly elements are important components of development in these centers, in order to reduce demand for auto travel as well as increase visual interest. The RMU district is intended for locations in the city that have the transportation network and market potential to accommodate concentrated development. RMU centers are generally at least 20 acres or larger. There are no minimum lot sizes, but residential densities are limited to a maximum of 100 units per gross acre.

B. Density

| | |
|--|-----|
| Max dwelling units per acre with one use in a structure | 40 |
| Max dwelling units per acre with more than one use in a structure. Second use must occupy at least 15% of gross floor area of building | 100 |

C. Lot Dimensions

| | |
|--|--------|
| Lot area, min. (s.f.) | 10,000 |
| Gross living area per dwelling unit, min. (s.f.) | |
| MF efficiency | 600 |
| MF 1 bedroom | 800 |
| MF 2 bedroom | 950 |

D. Setbacks

| | |
|--|---------|
| Street front, min./max. (ft) | |
| Interstate or state highway | 12/24 |
| Public street, private access easement, or alley | 10/20 |
| Street rear, min./max. (ft) | |
| Public street | 10/none |
| Private access easement or alley | 5/none |
| Interior, min./max. (ft) | |
| Side and/or Rear | 0/none |
| Adjacent to single family (side and/or rear) | 20/none |

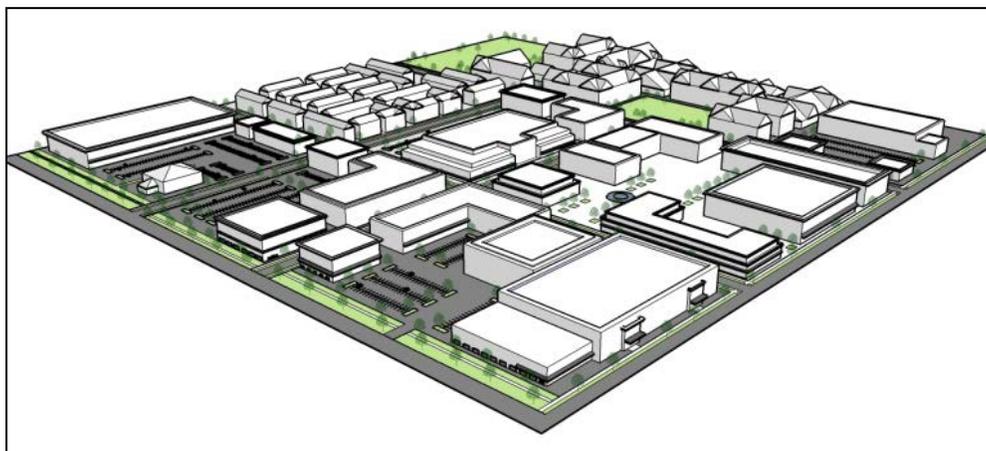
E. Building Standards

| | |
|----------------------------|------|
| Building height, max. (ft) | None |
| Lot Coverage, max. (%) | 90 |

F. Notes

See Article 4 for measurements and exceptions.

Figure 2.3.11 Regional Mixed-Use Illustration



2.4. OVERLAY DISTRICTS

2.4.1. AIRPORT OVERLAY | APO¹⁹

A. Purpose and Intent

The purpose and intent of this district is to regulate the development of noise-sensitive land uses so as to promote compatibility between the Airport and the surrounding land uses; to prevent the encroachment of incompatible uses surrounding the Airport; and to promote the public health, safety and welfare of property users.

B. Airport Overlay Development Standards

The development standards and permitted land uses applicable to the Airport Overlay are located in Section 5.9.2.

2.4.2. CONSERVATION DISTRICT OVERLAY | CDO

A. Purpose and Intent

Arlington has many unique and distinctive residential neighborhoods and commercial areas that contribute significantly to the overall character and identity of the city, but may lack sufficient historical, architectural, or cultural significance at the present time to be designated as a historic district. The Conservation District Overlay is intended to recognize the need to preserve, protect, and enhance the value of these areas, and to provide a means of conserving the distinctive atmosphere or character of the areas by protecting or enhancing their significant architectural or cultural attributes. This district has the following purposes:

1. To protect and strengthen desirable and unique physical features, design characteristics, and recognized identity and charm of existing neighborhoods;
2. To provide residents and property owners with a planning tool for future development;
3. To support and promote neighborhood initiated efforts to preserve their quality of life and strengthen civic pride;
4. To promote compatible and sensitive new development and redevelopment;
5. To promote and retain affordable housing and stabilize property values; and
6. To ensure the harmonious, orderly, and efficient growth and development of the city and provide for economic revitalization.

B. Conservation District Overlay Development Standards

The development standards applicable to the Conservation District Overlay are located in Section 5.8.4.

¹⁹ This district is proposed to be carried forward with no major substantive changes. The permitted uses section has been deleted because it repeats instructions about determining uses in overlay districts found in Section 2.1.6. The remaining sections of the district have been moved to Section 5.9.1, Airport Overlay District Design and Development Standards.

2.4.3. DOWNTOWN NEIGHBORHOOD OVERLAY | DNO

A. Purpose

The Downtown Neighborhood Overlay district is intended to protect and enhance the character and function of the downtown business and lodging areas, and to attract new residential development to provide energy and support to the downtown area. Mixed-use projects that encourage pedestrian activity and serve local residents and visitors are preferred. This district will likely attract office buildings, retail, dining, drinking, lodging establishments, and leisure facilities. Many of these uses are established in older existing downtown buildings that contribute to the downtown character. Design standards are required to ensure that structures in the downtown area exhibit a distinctive, high quality character, and that surrounding neighborhoods are adequately buffered from the more intense development intended in this district.



Figure 2.4.3 Downtown Neighborhood Overlay Illustration



| B. Density | |
|---|------------|
| Max dwelling units per acre with one use in a structure. Applicable to districts where residential uses are permitted. | 40 |
| Max dwelling units per acre with more than one use in a structure. Second use must occupy at least 15% of gross floor area of building | 80 |
| C. Lot Dimensions | |
| Lot area, width, and depth: refer to base zoning district. | |
| Gross living area per dwelling unit, min. (s.f.) | |
| MF efficiency | 600 |
| MF 1 bedroom | 800 |
| MF 2 bedroom | 950 |
| D. Setbacks | |
| Street frontages (ft) | |
| Minimum | 0 |
| Maximum | 25 |
| Maximum setback applies to at least 50% of the length of the front building facade. Any portion of the building taller than 50 feet requires an additional 10-foot setback. | |
| Street rear, min. (ft) | |
| Public street | 10 |
| Private access easement or alley | 5 |
| Interior, min. (ft) | |
| Side and/or rear | 0 |
| Adjacent to single family (side and/or rear) | 20 |
| E. Building Standards | |
| Building height | |
| Minimum (ft) | 20 |
| Maximum | 12 stories |
| Lot Coverage, max. (%) | 90 |
| F. Notes | |
| See Article 4 for measurements and exceptions. | |

2.4.4. LAMAR COLLINS MIXED-USE OVERLAY | LCMUO

A. Purpose

The Lamar Collins Mixed-Use Overlay is intended to promote high quality, high-density, mixed-use development in this area in north Arlington. New development and redevelopment in the LCMUO district is intended to encourage pedestrian-oriented activities through a complementary mix of land uses and physical design. Accordingly, the development standards are intended to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to establish consistency.

B. Density

| | |
|--|-----|
| Max dwelling units per acre with one use in a structure. Applicable to districts where residential uses are permitted. | 40 |
| Max dwelling units per acre with more than one use in a structure. Second use must occupy at least 15% of gross floor area of building | 100 |

C. Lot Dimensions

| | |
|--|-----|
| Lot area, width, and depth: refer to base zoning district. | |
| Gross living area per dwelling unit, min. (s.f.) | |
| MF efficiency | 600 |
| MF 1 bedroom | 800 |
| MF 2 bedroom | 950 |

D. Setbacks

| | |
|--|----|
| Street frontages (ft) | |
| Minimum | 5 |
| Maximum | 15 |
| Interior, min. (ft) | |
| Side and/or rear | 5 |
| Adjacent to single family (side and/or rear) | 20 |

E. Building Standards

| | |
|----------------------------|-----------|
| Building height | |
| Minimum (ft) | 20 |
| Maximum | |
| Adjacent to single family | 3 stories |
| Fronting all other streets | 6 stories |
| Fronting Collins Street | 8 stories |
| Lot Coverage, max. (%) | 90 |

F. Notes

See Article 4 for measurements and exceptions.



2.4.5. ENTERTAINMENT DISTRICT OVERLAY | EDO**A. Purpose**

The Entertainment District Overlay is intended to create an identifiable and exciting character for the 2,800-acre entertainment area in central Arlington. New development and redevelopment in the EDO district is guided by development standards intended to promote a unifying identity for the Entertainment District as a whole through a complementary mix of land uses and physical design. Accordingly, the development standards are intended to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to establish consistency.

B. Entertainment District Overlay Development Standards

The development standards applicable to the Entertainment District Overlay are located in Section 5.8.1.

2.4.6. LANDMARK PRESERVATION OVERLAY | LPO²⁰**A. Purpose and Intent**

The Landmark Preservation Overlay District is intended to provide for the protection, preservation, and enhancement of buildings, structures, sites, and areas of architectural, historical, archaeological, or cultural importance or value. Specifically, this district has the following expressed purposes:

1. To stabilize and improve property values;
2. To encourage neighborhood conservation;
3. To foster civic pride in the beauty and accomplishments of the past;
4. To protect and enhance the City's attraction to tourists and visitors;
5. To strengthen and help diversify the economy of the City; and
6. To promote the use of historical, cultural and architectural landmarks for the education, pleasure and welfare of the community.

B. Landmark Preservation Overlay District Standards

The standards applicable to development in the LPO district are located in Section 5.9.2.

²⁰ This district is proposed to be carried forward with no major substantive changes. The application section has been deleted because it repeats instructions about determining uses in overlay districts found in Section 2.1.6. The remaining regulatory sections of the district have been moved to Section 5.9.2, Landmark Preservation District Design and Development Standards. LP procedures have been moved to Sections 10.4.7 and 10.4.8.

2.4.7. PLANNED DEVELOPMENT | PD²¹**A. Purpose**

The PD district is established to provide an alternative to conventional development, and requires approval under the procedures in Section 10.4.3, *Planned Development*. This district is intended to accomplish all of the following purposes:

1. To permit greater flexibility for new development or redevelopment projects to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Code;
2. To ensure that any development impacts that occur through the use of greater flexibility are mitigated to the greatest extent feasible so as not to create adverse impacts on neighboring properties;
3. To encourage the provision and preservation of meaningful open space; and
4. To encourage integrated and unified design and function of the various uses comprising the PD.

B. Review Procedure

The Planned Development review procedure is located in Section 10.4.3.

²¹ Proposed new purpose statement. We have eliminated the very specific current language about using the PD for rezoning from nonresidential to residential so that performance standards can be added, and about CA issues. PD procedures have been moved to Section 10.4.3. and the minimum performance standards are replaced by the design standards.