



**MEMORANDUM**

**To:** Review Team  
**From:** Clayton Husband, AICP  
**Subject:** Unified Development Code updates 2014  
**Date:** December 8, 2014

The Unified Development Code was adopted in June 2014, and went into effect on July 10, 2014. Upon adoption, it was intended that miscellaneous updates would be made on an annual basis to ensure the code is current with technology and industry changes, eliminate vague or unclear language, and update content based on interpretations and practices of the department.

This memo summarizes the proposed updates to the Unified Development Code for 2014. These amendments are under review by the Planning and Zoning Commission during November and December 2014, and will be considered by the City Council in early 2015. The proposed updates are presented here for public review and comment.

**ARTICLE 1 | GENERAL PROVISIONS**

The table in **Section 1.6.8, Transition to New Zone Districts**, for the zoning district transitions would be corrected to delete “[insert effective date]” and add “July 10, 2014.”

TABLE 1.6-1: Zoning District Transitions			
Prior Zoning District		Zoning District as of [insert effective date]	
<i>Residential Districts</i>		<i>Residential Districts</i>	
<b>A</b>	Agricultural	<b>RE</b>	Residential Estate
-	-	<b>RS-20</b>	Residential Single-Family
<b>E</b>	Estate	<b>RS-15</b>	Residential Single-Family
<b>R</b>	Residential	<b>RS-7.2</b>	Residential Single-Family
<b>R1</b>	Residential	<b>RS-5</b>	Residential Single-Family
<b>R2</b>	Residential		
<b>D</b>	Duplex	<b>RM-12</b>	Residential Medium-Density
<b>TH</b>	Townhouse		
<b>MF14</b>	Medium Density Multi-Family	<b>RMF-22</b>	Residential Multi-Family
<b>MF18</b>	Medium Density Multi-Family		
<b>MF22</b>	High Density Multi-Family		
<b>VG</b>	Village on the Green at Tierra Verde Overlay	<b>VG</b>	Village on the Green at Tierra Verde

**ARTICLE 2 | ZONING DISTRICTS**

**Section 2.4.5, Entertainment District Overlay | EDO** would be amended to update the format to match all the other district sections, add illustrations, and add a table of general dimensional standards.

## 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.

Figure 2.4.5-A Entertainment District 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.	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)	
See Section 5.8.1.D, <i>Private Realm Design and Development Standards</i>	
Interior, min. (ft)	
Refer to base zoning district.	

### E. Building Standards

Building height	
Minimum (ft)	20
Maximum	
Adjacent to single family	3 stories
Fronting all other streets	N/A
Lot Coverage, max. (%)	90

### F. Notes

See Article 4 for measurements and exceptions.



**Section 2.2.4, Residential Single-Family-15 | RS-15** would be amended to update the side setbacks for interior lots.

D. Setbacks	
8. Interior, min. (ft)	
Side	10
The setback on one side may be reduced to 5 feet provided the other side setback is 15 feet.	

**Section 2.3.8, Downtown Business | DB** would be amended to update the street setbacks by eliminating the maximum setback standard.

D. Setbacks	
Street frontages (ft)	
Minimum	0
<del>Maximum for at least 75% of the front building façade</del>	<del>15</del>

**Section 2.4.3, Downtown Neighborhood Overlay | DNO** would be amended to update the street setbacks by eliminating the maximum setback standard.

D. Setbacks	
Street frontages (ft)	
Minimum	0
<del>Maximum</del>	<del>25</del>
<del>Maximum setback applies to at least 50% of the length of the front building façade.</del> Any portion of the building taller than 50 feet requires an additional 10-foot setback.	

**Section 2.4.4, Lamar Collins Mixed-Use Overlay | LCMUO** would be amended to update the street setbacks by eliminating the maximum setback standard.

D. Setbacks	
Street frontages (ft)	
Minimum	5
<del>Maximum</del>	<del>15</del>

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## ARTICLE 3 | USE STANDARDS

Several land uses in **Section 3.15, Table of Allowed Uses, Subsection B., Non-Residential and Mixed-Use Districts**, would be amended to add **MIXED-USE DEVELOPMENT OR BUILDING** as a permitted use, and to modify the **PUBLIC OR PRIVATE SCHOOL, COMMERCIAL PARKING GARAGE, and RECREATION, INDOOR (OTHER THAN LISTED)** land uses.

The changes are highlighted in the table and summarized below.

- **PUBLIC OR PRIVATE SCHOOL:** added as a permitted use in the LO zoning district.
- **COMMERCIAL PARKING GARAGE:** renamed from “parking garage” and updated definition.
- **RECREATION, INDOOR (OTHER THAN LISTED):** added as a permitted use in the LI and IM districts.
- **MIXED-USE DEVELOPMENT OR BUILDING:** added as a permitted use in the DB, NMU, and RMU districts to clarify that type of development is permitted, and updated definition.

TABLE 3.1-2: Allowed Uses – Non-residential and Mixed-Use Districts															
P = Permitted Use    S = Specific Use Permit    * = Supplemental Use Standards Apply															
Use Category	Use Type	Non-residential and Mixed-Use													Supplemental Use Standards
		L O	O C	N C	C C	G C	H C	D B	B P	L I	I M	N M U	R M U		
<b>PUBLIC AND INSTITUTIONAL USES</b>															
Educational Facilities	Public or private school	P	P	P	P	P	P	P	P	P	S	S	P	P	
<b>COMMERCIAL USES</b>															
Auto Sales, Equipment, and Repair	Commercial parking garage								S				S	S	
Recreation and Entertainment, Indoor	Recreation, indoor (other than listed)				p*	p	p	p*	p	P	P			p*	3.2.3.G
Mixed-Use	Mixed-use development or building							p*					P	P	3.2.3.K

The supplemental use standard for live/work dwelling would be updated to clarify that the living area of the unit is allowed on the first floor of a single-story unit. The requirement that the living area is not permitted on the first floor of a two-story unit would be retained. This language can be found in **Section 3.2.1, Residential Uses, Subsection A.1, Household Living, Subsection 1., Dwelling, Live/Work.**

**1. Dwelling, Live/Work**

- A single-story live/work dwelling is permitted. However, in a two-story live/work dwelling, the residential living portion is not permitted on the first floor.
- In a mixed-use development or building, a live/work dwelling is considered a non-residential use.

A supplemental use standard for mixed-use, found in **Subsection 3.2.3, Commercial Uses,** would be added to clarify that a specific use permit would not be required for a townhouse or multi-family component in a mixed-use development or building in the Downtown Business district. By definition, mixed-use developments combine residential and non-residential uses, and this amendment would streamline the steps necessary to accomplish this type of development.

**K. Mixed-Use**

**1. Mixed-Use Development or Building.**

In the DB district, townhouse and multi-family dwelling residential uses are permitted by right in a mixed-use development or building.

Several land uses in **Section 3.3.4, Use Tables for Accessory Uses and Structures** would be amended to add **ACCESSORY BUILDING (NOT LISTED BELOW)** as a permitted use to all non-residential and mixed-use districts, including related use standards described in the following section.

TABLE 3.3-2: Accessory Uses – Non-Residential and Mixed-Use Districts														
P = Permitted Use      S = Specific Use Permit      * = Supplemental Standards Apply														
Use Type	LO	OC	NC	CC	GC	HC	DB	BP	LI	IM	NMU	RMU	Use Standards	
Accessory building (not listed below)	P*	P*	P*	3.3.6.A										

The supplemental use standards for accessory buildings, found in **Section 3.3.6, Supplemental Accessory Use Standards, Subsection A., Accessory Building**, would be updated to add accessory buildings as permitted structures for public and institutional uses, which primarily addresses the use of these buildings by schools and religious assembly uses. Also, the design standards in Table 3.3-3 would be updated to eliminate duplicate standards and clarify the applicability of some standards.

**A. Accessory Building**

**1. Uses**

- a. In all residential districts, permitted accessory buildings include garages, storage sheds, gazebos, cabanas, storm shelters, and similar structures. An accessory building may be used for hobbies insofar as such activities are an accessory use only and are not offensive by reason of odor, noise, or manner of operation. Accessory buildings cannot be used for commercial or business purposes.
- b. In all non-residential and mixed-use districts, accessory buildings are permitted only for uses listed in the Public and Institutional Uses category, as identified in Table 3.1-2, *Allowed Uses – Non-Residential and Mixed-Use Districts*.

**2. Building Design**

The standards for exterior materials and appearance of the accessory building are based on the size (area and height) of the structure itself and are set forth in Table 3.3-3, below.

TABLE 3.3-3: Accessory Building Design Standards			
Floor area/Wall height	Exterior walls	Roof	Foundation
<b>A.</b> Less than or equal to 200 square feet in floor area			
Less than or equal to 8 feet in wall height	Any approved building material	Any approved roofing material	No requirements

TABLE 3.3-3: Accessory Building Design Standards			
Floor area/Wall height	Exterior walls	Roof	Foundation
Greater than 8 feet in wall height	Any approved building material, except for metal	No metal (standing seam metal allowed if present on primary structure) Any other approved roofing material	No requirements
<b>B.</b> More than 200 square feet but less than 550 square feet in floor area			
All wall heights	Any approved building material, except for metal	No metal (standing seam metal allowed if present on primary structure) Any other approved roofing material Roof pitch shall be compatible with the roof pitch of the primary residence	As required by the Construction Chapter of the Arlington Code of Ordinances
<b>C.</b> 550 square feet or larger in floor area			
All wall heights	As required by Section 5.5.3.C.5, <i>Exterior Finish Materials</i>	No metal (standing seam metal allowed if present on primary structure) Any other approved roofing material Roof pitch shall be compatible with the roof pitch of the primary residence	As required by the Construction Chapter of the Arlington Code of Ordinances
	The exterior appearance of an accessory structure shall be architecturally compatible with the primary residence, including but not limited to coordination of architectural style, exterior building materials and colors, roof form and pitch, and window style and placement.		

### 3. Setbacks and Number of Buildings

#### a. Front setback

Enclosed accessory structures, such as a storage building or storm shelter, shall not be located between the front property line and an imaginary building line drawn from each front corner of the main building to the side property line.

#### b. Side and Rear Setback

An accessory structure shall be located a minimum of five feet from side and rear property lines, except as provided below.

(i) A minimum setback of 15 feet is required from the side property line adjacent to a street on a corner or reverse corner lot. The setback may be reduced to ten feet when a side screening fence is installed per Section 5.3.4, *Single-Family Residential Fencing*.

(ii) A minimum setback of 20 feet is required from the rear property line adjacent to an arterial or collector street identified on the Thoroughfare Development Plan. The setback may be reduced to five feet, if the accessory structure is no taller than eight feet in wall height and is less than or equal to 200 square feet in area.

#### c. Number of Accessory Buildings

The maximum number of accessory buildings allowed per lot shall be in accordance with Table 3.3-4.

TABLE 3.3-4: Number of Accessory Buildings		
Lot Size	Less than 1 acre	1 acre and larger
Number of Buildings, max.	3 buildings	5 buildings

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The standards for recycling collection centers would be updated to reflect current policy and practice regarding these facilities. These standards are found in **Section 3.3.6, Supplemental Accessory Use Standards, Subsection K, Recycling Collection Center**, and the amended text is below. The amendments would also ensure consistent terminology is used and eliminate duplicate standards.

**K. Recycling Collection Center**

**1.** In the CC and GC districts, can banks existing on June 28, 1995, are exempt from these requirements, but remain under any conditions approved with the original Special Exception.

**2.** In the LI and IM districts:

**a.** A recycling collection center located on a parking lot may not occupy required off-street parking spaces, and it must be located so as to not impede traffic flow.

**b.** The owner of the property and the owner and operator of the recycling collection center shall:

**(i)** Remove products stored at the recycling collection center at least once a week;

**(ii)** Keep the recycling collection center in proper repair and maintain a neat and clean exterior appearance; and

**(iii)** Keep the building site clean and in a neat appearance, and dispose of material and other litter from the building site where the recycling collection center is located.

**c.** In the CC and GC districts:

**(i)** A recycling collection center may only be located in an enclosed trailer less than 50 feet in length situated on a parking lot.

**(ii)** A recycling collection center may only be placed on a parking lot of a site containing a building of 50,000 square feet or more of floor area. Not more than one recycling collection center is permitted on a lot.

**(iii)** A recycling collection center located on a parking lot may not occupy required off-street parking spaces, and it must be located so as not to impede traffic flow.

**(iv)** Receipt of and payment for material at a recycling collection center may take place at a point no more than 20 feet from the opening of the enclosed trailer where the products are stored.

**(v)** The owner of the property and the owner and operator of the recycling collection center shall:

**(1)** Remove products stored at the recycling collection center at least once a week;

**(2)** Keep the recycling collection center in proper repair and maintain a neat and clean exterior appearance; and

- (3) Keep the building site clean and in a neat appearance, and dispose of material and other litter from the building site where the recycling collection center is located.

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## ARTICLE 5 | DESIGN AND DEVELOPMENT STANDARDS

**Section 5.4.4.H, Special Parking Requirements in Certain Zoning Districts** would be amended to clarify the location of parking lots. The amendment would modify the standards for the NMU, RMU, DB, DNO, LCMUO, and EDO districts, and state that surface parking lots, parking spaces, and drive aisles are not permitted between the building and the street. In addition, some flexibility would be provided to allow for customer or visitor drop-off areas for hotels, religious assemblies, institutional uses, or similar uses that may locate in these districts. The location standard would not apply to parking garage structures.

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Standards related to garages and garage conversions for single-family and two-family residences would be amended to add language from the previous zoning ordinance that was inadvertently not included in the unified development code. The amendment would modify **Section 5.4.9, Parking Facility Location and Design, Subsection B., Location and Design of Parking Spaces, Subsection 2., Tandem Parking** by renaming the subsection and changing it to read as shown below. The language for tandem parking is part of the adopted unified development code.

2. **Garage Standards for Single-Family and Two-Family Residential Dwellings**
  - a. An enclosed two-car garage is required for all single-family detached, townhouse, and duplex dwellings. The garage must be a minimum of 390 square feet in area.
  - b. A garage is not required for dwellings constructed prior to January 31, 1984.
  - c. A garage may not be converted to living space unless another two-car garage is constructed on the same lot. However, garage conversions are permitted for dwellings constructed prior to January 31, 1984, provided that a driveway of at least 20 feet in length, as measured from the front property line, is constructed to accommodate the same number of vehicles as the garage.
  - d. Tandem parking is permitted only for residential townhouses with a single car garage, provided that the driveway accessing the garage has a minimum length of 20 feet as measured from the front property line.

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A design standard related to retaining walls from the previous zoning ordinance would be added to several sections, as this language was unintentionally not included in the unified development code. The standard would be added to **Section 5.5.3, Standards for Single-Family and Two-Family Residential Dwellings, Subsection C., Building Design Applicable to All Single Family Residential**, **Section 5.5.4, Standards for Multi-Family Residential Dwellings, Subsection G, Building Materials**, and **Section 5.6.4, Building Design**.

**6. Retaining Walls**

A retaining wall that is three feet in height or taller from grade, and that is not part of an improved drainage channel, shall be constructed of masonry, stained concrete, or textured concrete.

Two amendments are suggested for the Village on the Green at Tierra Verde zoning district. First, the standard for garage location in **Section 5.5.5, Residential Design Standards for Village on the Green at Tierra Verde, Subsection A, Compliance with Residential Design Standards, Subsection 1., Garage Location**, would be amended to allow a garage bay for a third car to face the front of the property.

The second amendment relates to residential lots. Since the VG district has flexible standards is based on acreage and density, the minimum lot width and lot depth standards would be eliminated. The interior side setback would also be amended from 5 feet to 7.5 feet. This update would affect Table 5.5-3 VG Dimensional Standards found in **Section 5.5.5, Residential Design Standards for Village on the Green at Tierra Verde, Subsection B., Dimensional Standards**.

**1. Garage Location**

Front loading, front facing garages are prohibited in the VG district. However, a separate front facing, front loading garage for a third bay is permitted provided:

- a. The dwelling has a J-swing or side-entry garage that provides parking for two vehicles; and
- b. The front of the separate third bay is set back at least 40 feet from the front property line.

<b>TABLE 5.5-3: VG Dimensional Standards</b>		
	<b>Residential Uses</b>	<b>Non-Residential Uses</b>
<b>Lot Dimensions (Minimum)</b>		
Lot area (s.f.)	See Table 5.5-2	15,000
Lot width (ft)	--	--
Lot depth (ft)	--	--
Lot coverage (%)	40	40
<b>Building Height (Maximum)</b>		
Building height (ft)	40	40
<b>Setbacks (Minimum)</b>		
Front Setback (Street)	20	20
Side and/or Rear Setback (Street) (ft)	7.5	7.5
Private Access Easement or Alley (Fronting) (ft)	--	20
Private Access Easement or Alley (Side or Rear) (ft)	7.5	--
Garage Front Setback (ft)	20	--
Interior Side and/or Rear Setback (ft)	7.5	30 <sup>1</sup>

TABLE 5.5-3: VG Dimensional Standards		
	Residential Uses	Non-Residential Uses
Notes: 1. Only when abutting residential uses, otherwise minimum setback is zero.		

Several clarifications would be made to the **Section 5.7, *Mixed-Use Design Standards*** as it relates to the applicability of the standards and the location of parking areas.

**Section 5.7.2, *Applicability***, would be amended to add the LCMUO district to the list of district in which the standards apply. Mixed-use development is permitted in the district.

**Section 5.7.4.C, *Streetfront Building Setbacks***, would be amended to clarify that surface parking lots, parking spaces, and drive aisles are not permitted in the building setback areas or between the building and the street. This would not apply to parking garage structures.

One of the purposes of the Entertainment District Overlay is to foster mixed-use development. **Section 5.8.1, *Entertainment District Overlay | EDO, Subsection B.1, Permitted Uses***, would be amended to clarify that mixed-use development is permitted by right in the RMF-22 and non-residential base districts.

- e. Mixed-use developments or buildings are permitted in the RM-12, RMF-22 district, and any non-residential base zoning district, subject to the following:
  - (i) Townhouse and multi-family residential uses are permitted by right in a mixed-use development or building.
  - (ii) For mixed-use development in the RM-12 and RMF-22 district, the permitted non-residential uses are restricted to those in the RMU district.

## ARTICLE 6 | SUBDIVISION REGULATIONS

**Section 6.4.5, *Street Layout Requirements, Subsection J, Cul-de-sacs***, includes minimum standards for the right-of-way and pavement of cul-de-sacs. The proposed amendment would reduce the radius of the paved area of the turnaround from 43 feet to 39 feet, which is consistent with current design standards.

### J. Cul-de-sacs

1. A cul-de-sac shall have a 50-foot right-of-way radius at the closed end. The radius of the paved area of the turnaround shall be a minimum of 39 feet.
2. To the maximum extent practicable, cul-de-sacs shall provide direct pedestrian and bicyclist access to the closest street or a pedestrian and bicyclist connection, in accordance with Section 6.4.6, *Other Access Ways*.

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## ARTICLE 12 | DEFINITIONS

Several definitions in **Section 12.3, Definitions of General Land Use Categories and Specific Use Types**, would be amended based on other proposed updates described above. The definitions of **PARKING GARAGE, MIXED-USE DEVELOPMENT, RECYCLING COLLECTION CENTER** and **HOTEL, BOUTIQUE** would be amended to read as follows.

**Commercial parking garage.** As a principal use, a structure for parking that is operated as a business enterprise with a service charge or fee being paid to the owner or operator for the storage or parking of privately owned vehicles, and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

**Mixed-use development or building.** The development of a tract of land, building, or structure in a compact urban form with a residential use and a non-residential use as permitted by the applicable zoning district from the land use categories listed in Article 3, *Use Standards*, except for land uses in the Parks and Open Space, Sexually Oriented Business, and Utilities use categories. The layout of a mixed-use development may be vertical or horizontal in design.

**Recycling collection center.** An enclosed trailer used for the collection and temporary storage of empty beverage containers, aluminum, glass, plastic, paper, clothing, or similar materials for recycling purposes. This definition includes automated can banks that crush cans as they are deposited.

**Hotel, boutique.** A building providing transient lodging accommodations for compensation, containing at least 10 but not more than 150 rooms, containing luxury facilities, and that is not classified as a full service hotel, limited service hotel, or residence hotel. Boutique hotels typically have smaller rooms; are predominantly located in an urban area; are of distinctive design, style, and atmosphere; offer highly personalized levels of service to guests; and provide food and beverage service on-site.

In addition, **Section 12.5, Definitions Related to Subdivision Regulations** would be amended to add definitions for **LATERAL LINE, FEEDER LINE, and SERVICE LINE**, as they were inadvertently not included in the unified development code.

**Feeder Line.** Any line, wire, or cable that distributes, transmits, or delivers a utility service to a general area and not to a specified end user.

**Lateral Line.** Any line, wire, or cable that distributes, transmits, or delivers a utility service from a feeder line to two or more sites or end users of the utility service.

**Service Line.** Any line, wire, or cable that distributes, transmits, or delivers a utility service from a feeder line or lateral line to an end user.

## MISCELLANEOUS CORRECTIONS

There are several areas where minor corrections and edits to wording or cross-references are necessary. These edits are described below.

**Section 5.1.3, Existing Structures.** Correction required for a cross reference in the applicability section for A.2.a, *Addition Between 10 and 30 percent*. The correct reference should read “Section 5.2.2.E, *Parking Lot Landscaping and Screening*”.

**Table 5.2-2: Example of Tree Point System.** Correction required changing notation from feet to inches related to canopy tree points and understory tree point totals.

TABLE 5.2-2: Example of Tree Point System			
Protected Trees Removed			
Canopy Trees		Understory Trees	
1@	8"	None removed	
1@	12"		
1@	9"		
1@	31"		
60' Canopy tree points		0' Understory tree points	

**Section 5.8.1 Entertainment District Overlay | EDO.** Correction required for a cross reference in the applicability section for 4.a *Change in Use*. The correct reference should read “Section 5.2.2.E, *Parking Lot Landscaping and Screening*”.

**Section 5.5.4 Standards for Multi-Family Residential Dwellings.** Correction required to a cross reference in subsection E. Off-Street Parking Location. The correct reference should read “Section 5.2.2.E, *Parking Lot Landscaping and Screening*”. Additionally, the number formatting in this subsection needs to be corrected to match the rest of the document.

**Section 5.4.4 Computation of Parking and Loading Requirements.** In subsection H. *Special Parking Requirements in Certain Zoning Districts*, the term “commercial development” would change to “non-residential development” in the section for the DB district, DNO overlay district, and LCMUO overlay district. This will keep the terminology consistent with the land use tables and other sections of the code.