

ZOA-15-03

AN ORDINANCE TO AMEND, REENACT AND RECODIFY THE ARLINGTON COUNTY ZONING ORDINANCE IN ORDER TO CORRECT ERRORS INTRODUCED THROUGH THE FINAL PHASE OF THE ZONING ORDINANCE UPDATE ADOPTED ON FEBRUARY 21, 2015 AND THROUGH OTHER RECENT AMENDMENTS, AS SHOWN BELOW; AND IN ORDER TO REDUCE OR PREVENT CONGESTION IN THE STREETS; TO FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY; AND FOR OTHER REASONS REQUIRED BY THE PUBLIC NECESSITY, CONVENIENCE AND GENERAL WELFARE, AND GOOD ZONING PRACTICE.

Be it ordained that the Arlington County Zoning Ordinance is hereby amended, reenacted and recodified as follows in order to correct errors introduced through the final phase of the Zoning Ordinance Update adopted on February 21, 2015 and through other recent amendments; and in order to reduce or prevent congestion in the streets; to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice.

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In the proposed amendment, text proposed to be added is shown with underline and text proposed to be removed is shown with ~~strikethrough~~. Proposed changes added subsequent to authorization of the Request to Advertise are shown with grey highlight.

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Article 4. Public (P) Districts

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§4.2. S-3A, Special District

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§4.2.1. Public (P) districts principal use table

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PUBLIC (P) DISTRICTS PRINCIPAL USE TABLE				
Use Category	Specific Use Types	S-3A	S-D	P-S Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted				

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Retail, Service and Commercial Use Categories (See 12.2.5)				
Food and Drinking Establishments (See 12.2.5.B)	All food and drinking establishments			

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S4.2.3. Columbia Pike Special Revitalization District

~~Properties that are located in the Columbia Pike Special Revitalization District may be developed in accordance with §11.1, CP-FBC district. After such development all uses permitted in §11.1 shall be permitted on the property, subject to all regulations in §11.1.~~

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Article 5. Residential (R) Districts

§5.1. Residential (R) Districts Use Tables

§5.1.1. General

The use tables of this section lists all uses allowed within R districts, and is subject to the explanations set forth below.

§5.1.2. Residential (R) districts principal use table

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RESIDENTIAL (R) DISTRICTS PRINCIPAL USE TABLE										
Use Category	Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted										

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Retail, Service and Commercial Use Categories (See 12.2.5)

Food and Drinking Establishments (See 12.2.5.B)	All food and drinking establishments									
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§5.4. R-10T, One-Family and, Townhouse Dwelling District

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§5.4.3. Density and dimensional standards

A. By-right

All development in the R-10T district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	All Other Uses
Lot, minimum (sq. ft.)		
Lot area	10,000	10,000
Lot area per dwelling unit (sq. ft.)	10,000	10,000
Lot width, minimum average (feet)	80	80
Height, maximum (feet)	35	35

B. Special exception

All development allowed by special exception in the R15-3010T district shall comply with the following standards, except as otherwise approved by the County Board.

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Article 6. Multiple-Family (RA) Districts

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§6.1. Multiple-family (RA) Districts Use Tables

§6.1.3. General

The use tables of this section list all uses allowed within RA districts, and is subject to the explanations set forth below.

§6.1.4. Multiple-family (RA) districts principal use table

Table §6.1.4 lists the principal uses allowed within the RA districts.

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Multiple-family (RA) Districts Use Table						
Category	Specific Use Types	RA14-26	RA8-18	RA7-16	RA6-15	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted						

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Retail, Service and Commercial Use Categories (See 12.2.5)

Food and Drinking Establishments (See 12.2.5.B)	All food and drinking establishments					
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§6.3. RA8-18, Multiple-family Dwelling District

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§6.3.4. Density and dimensional standards

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C. Special exception

All development allowed by special exception in the RA8-18 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	All other uses
	Semi-detached	Duplex			
Site area, minimum (sq. ft.)	7,000	7,000	See §3.2 See §12.3.7	See §12.3.4	--
Lot, minimum (sq. ft.)					
Lot area	3,500	7,000			5,000
Lot area per dwelling unit	3,500	3,500			5,000
Lot width, minimum average (feet)					
Lot width	28	56			50
Lot width per dwelling unit	28	--			--
Height					
Maximum (feet)	35	35			35
Maximum (stories)	3 ½	3 ½			--
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750		--	

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§6.5. RA6-15, Multiple-family Dwelling District

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§6.5.5. Density and dimensional standards

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C. Special exception

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All development allowed by special exception in the RA6-15 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	All other uses
	Semi-detached	Duplex			
Site area, minimum (sq. ft.)	7,000	7,000	See §3.2 See §12.3.7	See §12.3.4	--
Lot, minimum (sq. ft.)					
Lot area	3,500	7,000			5,000
Lot area per dwelling unit	3,500	3,500			5,000
Lot width, minimum average (feet)					
Lot width	28	56			50
Lot width per dwelling unit	28	--			--
Height					
Maximum (feet)	35	35			35
Maximum (stories)	3 ½	3 ½			--
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750		--	

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Article 7. Commercial/ Mixed Use (C) Districts

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§7.1. Commercial/Mixed Use (C) Districts Use Tables

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§7.1.2. Commercial/mixed use (C) districts principal use table

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COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																				
Specific Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards
	KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																			
Residential Use Categories (See §12.2.3)																				

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Public, Civic and Institutional Use Categories (See §12.2.4)																				
Colleges (See §12.2.4.A)	Colleges and universities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
	Trade or commercial school	S			S					S	S	S	S	P	S	S	P	P	P	S
Community Service (See §12.2.4.B)	Community centers	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	
	Community swimming pool	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	§12.4.8
	Libraries	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	
	Museums and art galleries or studios	U	U	U	U	U		U	U	U	U	U	U	U	U	U	U	U	U	
	Trade or commercial school	S			S					S	S	S	S	P	S	S	P	P	P	S
	Recreation centers	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	§12.4.6

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Retail, Service and Commercial Use Categories (See §12.2.5)																				
Food and Drinking Establishments (See §12.2.5.B)	Catering establishment, small scale	S	S		S			P		S	S	S	S	P	S	S	P	P	P	S
	Food delivery services	C	C		C		U	U		C	C	C	C	U	C	C	U	C	U	U
	Restaurants, general	S	S		S	P	P	P		S	S	S	S		S	S	P	P	S	P
	Restaurants, limited	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P

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§7.2. RA4.8, MULTIPLE-FAMILY DWELLING DISTRICT

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§7.2.3. Density and dimensional standards

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B. Special exception

Development allowed by special exception in the RA4.8 district shall comply with the following standards, except as otherwise approved by the County Board

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Commercial	All Retail Sales and Service and Food and Drinking Establishment uses	All other uses		
	Semi-detached	Duplex							
Site area, minimum (sq. ft.)	7,000	7,000	See 12.3.7	See 12.3.4	30,000		5,000		
Lot, minimum (sq. ft.)									
Lot area	3,500	7,000					30,000		5,000
Lot area per dwelling unit	3,500	3,500					--		--
Lot width, minimum average (feet)									
Lot width	56	56					150		150
Lot width per dwelling unit	28	--					--		--
Height									
Maximum (feet)	35	35					136 (including mechanical penthouse and parapet walls)		35
Maximum (number of stories)	3 ½	3 ½					--		--
Floor area ratio					3.24 (including all commercial uses street level sales and service)	0.5 (street level only)	--		
Floor area, minimum (sq. ft.)									
Floor area per dwelling unit, exclusive of basement or attic	750	750			--		--		

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C. Bulk coverage and placement

For bulk, coverage and placement requirements not listed in this section see §3.2.

D. Exceptions

1. Height

~~By site plan approval, a building may have a maximum height of 136 feet, including mechanical penthouses and parapet walls, measured from the average elevation at the perimeter of the site.~~

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§7.3. R-C, Multiple-family Dwelling and Commercial District

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104 **§7.3.3. Density and dimensional standards**

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107 **B. Special exception**

108 Development allowed by special exception in the R-C district shall comply with the
109 following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family	All Retail and Food and Drinking Establishment uses	All other uses		
	Semi-detached	Duplex							
Site area, minimum (sq. ft.)	7,000	7,000	See §12.3.7	See §12.3.4	20,000		5,000		
Lot, minimum (sq. ft.)									
Lot area	3,500	7,000					20,000		5,000
Lot area per dwelling unit	3,500	3,500					--		--
Lot width, minimum average (feet)									
Lot width	56	56					--		50
Lot width per dwelling unit	28	--					--		--
Height									
Maximum (feet)	35	35					65, including the mechanical penthouse		35
Maximum (number of stories)	3 ½	3 ½					--		--
Floor area, minimum (sq. ft.)						0.62 per square foot of multiple-family (first floor only)			
Floor area per dwelling unit, exclusive of basement or attic	750	750			--		--		
Floor area ratio	--	--			3.24 (including retail sales and service)		--		

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112 **§7.5. RA-H-3.2, Multiple-Family Dwelling and Hotel District**

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114 **§7.5.3. Density and dimensional standards**

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117 **B. Special exception**

118 Development allowed by special exception in the RA-H-3.2 district shall comply with the
119 following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Dwellings	Hotels	Retail and Eating and Drinking Establishments uses	All other uses		
	Semi-detached	Duplex								
Site area, minimum (sq. ft.)	7,000	7,000	See §12.3.7	See §12.3.4	30,000	30,000		5,000		
Lot, minimum (sq. ft.)										
Lot area	3,500	7,000					30,000	30,000	5,000	
Lot area per dwelling unit	3,500	3,500					--	--	--	
Lot width, minimum average (feet)										
Lot width	56	56					150	150	150	
Lot width per dwelling unit	28	--					--	--	--	
Height										
Maximum (feet)	35	35					180 including mechanical penthouse and parapet walls	180 including mechanical penthouse and parapet walls		35
Maximum (number of stories)	3 ½	3 ½					--	--		--
Floor area ratio										
	--	--			4.8 (including retail sales and service)	3.8 (including retail sales and service)	0.5 (street level only)	--		
Floor area, minimum (sq. ft.)										
Floor area per dwelling unit, exclusive of basement or attic	750	750			--	--		--		

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Article 8. Industrial (M) Districts

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§8.1. Industrial (M) Districts Use Tables

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§8.1.2. Density and dimensional standards

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INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE

Use Category	Specific Use Types	CM	M-1	M-2	Use Standards
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KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted

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Retail, Service and Commercial Use Categories (See §12.2.5)

Food and Drinking Establishments (See §12.2.5.B)	Food delivery services	U	U	U	
	Catering establishment, small scale	P	P	P	
	Restaurant, general	P	P	P	§12.5.22
	Restaurant, limited	P	P	P	§12.5.23

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Retail Sales (See §12.2.5.G.2(a))	Drug store	P	P	P	12.5.5
	Florist or gift shop	P	P	P	12.5.8
	Grocery store	P	P	P	12.5.10
	Kiosks	U	U	U	12.5.12
	Large-format retail establishments	U	U	U	
	Nursery, flower or plant store	P	P	P	12.5.15
	Open air markets	U	U	U	12.5.17
	All other retail sales uses	P	P	P	

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Industrial Use Categories (See §12.2.6)

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Wholesale Trade (See §12.2.6.F)	Storage or rental of machinery, equipment, heavy trucks, building supplies and lumber, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures	P	P	P	§12.6.5
	Building material sales yards	P	P	P	§12.6.1
	Retail lumber yards	P	P	P	§12.6.8
	All other wholesale trade uses	P	P	P	§12.6.13

Other use categories (See §12.2.7)

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Tele-communications Facilities (§12.2.6.C)	All telecommunications facilities	U	U	U	
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Article 9. Special Planning Area Regulations

§9.3. Fort Myer Heights North Special District

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§9.3.3. Affordable dwelling units

The County Board may approve a site plan project where the proposal designates 20 percent of the G.F.A. that is above the General Land Use Plan maximum as affordable, in addition to meeting the requirements of the county’s Affordable Dwelling Unit Ordinance as outlined in §15.5.8 for the proposed G.F.A. within the General Land Use Plan maximum, except as set forth in §9.3.5.A.5 §9.2.E.5. Units shall be considered affordable where they are committed for a 30 year term, are affordable at 60 percent or less of the area median income and meet minimum habitability standards established by the county.

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Article 11. Overlay and Form Based Code Districts

§11.1. CP-FBC, Columbia Pike Form Based Code District

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§11.1.5. Columbia Pike Form Based Code district principal use table

The following use table summarizes the principal use regulations of the CP-FBC district.

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
	Specific Use Types	CP-FBC	Use Standards

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Retail, Service and Commercial Use Categories (See §12.2.5)			
Food and Drinking Establishments (See §12.2.5.B)	Catering establishment, small scale	P	
	Food delivery service	U	
	Restaurant, general	P	§12.5.22
	Restaurant, limited	P	§12.5.23

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Article 12. Use Standards

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§12.2. Use Categories

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§12.2.5. Retail, service and commercial use categories

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B. Food ~~and Drinking~~ Establishments

1. Characteristics

Establishments that prepare and sell food for on- or off-premise consumption.

2. Examples

Examples of Food ~~and Drinking~~ Establishments include bakery; catering establishments, small scale; coffee shops; fast food; outdoor vendors with permanent facilities; food delivery establishments; restaurant, general; restaurant, limited; and yogurt, ice cream or other specialty food shops.

3. Accessory uses

Accessory uses include decks and patios for outdoor seating; drive-through facilities;

178 live music; hookah bars; off-street customer and employee parking; outdoor cafés or
179 service areas, and valet parking facilities.

180 **4. Uses not included**

181 Large-scale catering (see Light Industrial Service).

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185 **G. Retail**

186 **1. Characteristics**

187 Companies or individuals involved in the sale, lease, or rental of new or used products,
188 or providing personal or repair services to the general public.

189 **2. Examples**

190 **(a) Sales**

191 Examples of ~~sales~~ retail sales ~~and service~~ include kiosks, second-hand stores; open
192 air markets; farm stands; and stores selling, leasing or renting consumer, home
193 and business goods including alcoholic beverages; appliances; art and antiques;
194 art supplies; auto supplies; baked goods; bicycles; books, stationary, cards;
195 cameras; carpet and floor coverings; crafts; clothing; computers; convenience
196 goods; dry goods; electronic equipment; fabric; flowers; furniture; garden
197 supplies; groceries; hardware; home improvements; household products; jewelry;
198 liquor; meat, fish, produce, beverages and/or specialty foods; medical supplies;
199 musical instruments; pet food and/or pets; pharmaceuticals; picture frames;
200 office supplies and equipment; plants; printed material; sporting goods;
201 stationery; tobacco and related products; and vehicle parts.

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204 **3. Uses not included**

205 Adult entertainment; large-scale catering (see Light Industrial Service); carpet cleaning
206 plants (see Light Industrial Service); lumber yards and other building material sales that
207 sell primarily to contractors and do not have a retail orientation (see Wholesale Trade);
208 office or clinic, medical and dental (see Office); repair and service of motor vehicles,
209 motorcycles, recreational vehicles, boats, and light and medium trucks (see Vehicle
210 Sales and Service); restaurants (see Food ~~and Drinking~~ Establishments); sale or rental of
211 machinery, equipment, heavy trucks, building supplies and lumber, special trade tools,
212 welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant
213 equipment and store fixtures (see Wholesale Trade).

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215 **§12.2.6. Industrial use categories**

216 **G. Light industrial service**

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218 **1. Uses not included**

219 Manufacture and production of goods from composting organic material (see Waste-

220 related Service); and catering establishments, small-scale (see Food ~~and Drinking~~
221 Establishments); manufacture and maintenance of electric and neon signs, billboards,
222 or commercial advertising structures (see Manufacturing and Production); plumbing or
223 sheet metal shop (see Manufacturing and Production).

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226 §12.3. Residential Use Standards

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228 §12.3.7. Low and moderate income housing

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231 B. Use permit options

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233 2. When a site with an area of 20,000 square feet or less is sought to be used in a manner
234 inconsistent with existing regulations for height, setback, yard, coverage, or parking,
235 the County Board may allow exceptions, after application for a use permit as provided
236 for in 15.4, in order to achieve a design which is appropriate for the site, project, and
237 the surrounding area, provided the site has been designated a Voluntary Coordinated
238 Housing Preservation and Development District (VCHPDD) by the County Board.
239 Existing multiple-family dwellings may be permitted to increase density up to the
240 maximum density shown in the table below where provision is made for low or
241 moderate income housing, and where a low or moderate income housing plan has
242 been submitted as part of a use permit application. The County Board, in its discretion,
243 may, in approving the use permit, modify regulations on height, setback, yard,
244 coverage, or parking, provided that:

245 (a) ~~In no event~~ Under no circumstances shall the County Board approve a building
246 with a height greater than that shown in the table below;

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249 §12.5. Commercial/Mixed Use Standards

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251 §12.5.6. Dry-cleaning, laundry and laundromats

252 In the C-1-R, C-1 and C-R districts, d Dry-cleaning, laundry and laundromats ~~may be permitted provided~~
253 ~~that shall employ only~~ equipment ~~employed shall that~~ uses synthetic, nonflammable solvent and have an
254 aggregate maximum rated capacity of not more than 40 pounds and not more than one truck or vehicle
255 shall be employed for pickup and delivery; ~~And n~~ And n No cleaning establishment shall serve any other retail
256 branches.

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259 **§12.9. Accessory Use Standards**

260 **§12.9.1. General**

261 G. Accessory buildings and uses shall be clearly incidental and subordinate to permitted
262 principal uses. An accessory use shall be allowed only when an allowed principal use
263 exists for which such accessory use is allowed (see §12.2, Use Categories).

264 H. Accessory buildings and uses shall be located on the same lot as the permitted principal use
265 or building, except as otherwise allowed through an approved site plan.

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269 **Article 14. Site Development Standards**

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272 **§14.2. Landscaping**

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274 **§14.2.4. Parking area landscaping**

275 **A. Applicability**

276 The provisions of this subsection shall apply to all parking areas, including public and
277 private areas, designed for 20 or more spaces except the provision of §14.2.3.E.1(b)
278 §14.2.3.E.2, which shall be applicable regardless of the number of parking spaces.

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280 **§14.3. Parking and Loading**

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282 **§14.3.3. General requirements**

283 The requirements set forth in this article with respect to the location or improvement of parking,
284 standing and loading space shall apply to all such space that is provided for any use, whether
285 said space is provided in accordance with the requirements of this zoning ordinance, or said
286 space is voluntarily provided. Parking, standing and loading space shall comply with the
287 following regulations:

288 **A. Use and parking on same lot**

289 Off-street parking and off-street loading space appurtenant to any use permitted in any R
290 or RA districts shall be provided on the same parcel of land occupied by the use to which
291 said space is appurtenant or on common areas in the same subdivision.

292 **B. Off-site parking**

293 **1. ~~R and RA district~~ Zoning districts other than R and RA districts**

294 All off-street parking space appurtenant to any use other than a use permitted in any R

295 or RA district shall be on the same parcel of land with the use to which it is appurtenant
 296 or on common areas in the same subdivision; provided, however, that where there are
 297 practical difficulties in the way of such location of parking space or if the public safety
 298 or the public convenience, or both, would be better served by the location thereof
 299 other than on the same parcel of land with the use to which it is appurtenant, the
 300 zoning administrator, acting on a specific application, shall authorize such alternative
 301 location of required parking space as will adequately serve the public interest, subject
 302 to the following conditions:

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304 **§14.3.7. Required parking and standing space**

305 A. Parking shall be provided for all uses in accordance with the following standards unless
 306 specified otherwise in this or other sections of this zoning ordinance:

Use Types	Minimum Parking Requirement (spaces)	Additional Requirements
307 * * *		
308 Retail and service commercial uses		
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Indoor or outdoor recreation (as provided in §12.2.5.F) or entertainment facilities (as provided in or §12.2.5.A), other than those specifically listed in this §14.3.7	1 per 300 sq. ft. of indoor floor area or outdoor area used for recreation or entertainment purposes	--

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310 C. The County Board may, through Use Permit approval pursuant to §15.4, modify the
 311 regulations set forth in §14.3.7, as follows:

312 1. Modify ~~the number of parking spaces set forth in §14.3.7 and/or regulations to~~ permit
 313 off-site parking to be used, for elementary, middle and high schools and for uses
 314 associated with noncommercial recreation and community center buildings and
 315 grounds, where the County Board finds that:

316 (a) Such modifications will preserve or create recreational facilities such as playing
 317 fields, open space, playgrounds, and the like, that will reduce impervious surfaces,
 318 minimize grading and preserve existing trees, and

319 (b) A transportation demand management plan submitted by the applicant
 320 demonstrates that the potential adverse impacts of parking demand and any
 321 potential disruption of parking patterns within affected neighborhoods that could
 322 result from the modification will be mitigated by utilizing available on-street
 323 parking abutting the site, and through the implementation of measures such as,
 324 but not limited to:

325 (1) Utilizing, by written agreement with another party in terms acceptable to
 326 the County, off-street parking spaces at a site owned or controlled by that
 327 same party; and/or

328 (2) Utilizing a managed or shared parking program at times when parking
 329 demand is highest; and/or

330 (3) Implementing Transportation Demand Management (TDM) strategies for the
331 use, and/or demonstrating that transit or other transportation options exist
332 that may offset parking demand.

333 2. Modify regulations to permit off-site parking to be used to meet the required minimum
334 number of parking spaces as set forth in §14.3.7, for day care uses as provided in
335 12.2.4.C, where the off-site parking spaces at a site located near the day care use,
336 owned or controlled by another party, are committed through written agreement with
337 that party in terms acceptable to the County, and where the County Board finds that
338 the off-site parking will not result in parking being unavailable for the primary use of
339 the site on which the parking is provided, and that the off-site parking will be
340 conveniently usable without causing unreasonable:

- 341 (a) Hazard to pedestrians;
- 342 (b) Hazard to vehicular traffic;
- 343 (c) Traffic congestion;
- 344 (d) Interference with safe and convenient access to other parking areas in the vicinity;
- 345 (e) Detriment to the appropriate use of business property in the vicinity; or
- 346 (f) Detriment to any residential neighborhood.

347 * * *