

ORDINANCE TO AMEND, REENACT, AND RECODIFY THE ARLINGTON COUNTY ZONING ORDINANCE SECTIONS 7.2, 8.2, 12.2, 12.5, AND 18 TO ALLOW VEHICLE SALES, RENTAL OR LEASING FACILITIES WITHIN THE RA4.8, R-C, RA-H-3.2, MU-VS, C-TH, AND C-R DISTRICTS SUBJECT TO USE PERMIT APPROVAL; TO INCLUDE CAR-SHARING AS AN EXAMPLE OF AN ACCESSORY USE WITHIN THE USE CLASSIFICATION SYSTEM FOR THE HOUSEHOLD LIVING, COLLEGES, UTILITIES, OFFICE, OVERNIGHT ACCOMMODATIONS, COMMERCIAL PARKING, AND VEHICLE SALES AND SERVICE CATEGORIES; TO AMEND USE STANDARDS FOR VEHICLE SALES, RENTAL OR LEASING FACILITIES; AND TO DEFINE CAR-SHARING; AND TO REDUCE OR PREVENT CONGESTION IN THE STREETS, TO ENCOURAGE ECONOMIC DEVELOPMENT; 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 provisions in Sections 7.2, 8.2, 12.2, 12.5, and 18 to allow vehicle sales, rental or leasing facilities within the RA4.8, R-C, RA-H-3.2, MU-VS, C-TH, and C-R districts subject to use permit approval; to include car-sharing as an example of an accessory use within the use classification system for the household living, colleges, utilities, office, overnight accommodations, commercial parking, and vehicle sales and service categories; to amend use standards for vehicle sales, rental or leasing facilities; and to define car-sharing; and to reduce or prevent congestion in the streets, to encourage economic development; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice:

- Amendments are shown with ~~striketrough~~ to denote text to be deleted and underline to denote text to be added
- Where new sections or paragraphs are added that change the numbering of existing sections or paragraphs, all references throughout the Ordinance have been updated accordingly

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Article 7. Commercial/ Mixed Use (C) Districts

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

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

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-1-0	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																				
Retail, Service and Commercial Use Categories (See §12.2.3)																				

Vehicle Sales and Service (See 0)	Car wash																				U	U		
	Vehicle body shop																					U	U	§12.5.27
	Vehicle sales, rental, or leasing facilities	C	C		C	U	C		C	C	C	C	U	C	C	C	U	P	U	U	C	U	U	§12.5.28-C29
	Vehicle service establishment						U			C	C	C	C	U	C	C	U					U	U	§12.5.28
	All other vehicle sales and service uses																							

Article 8. Industrial (M) Districts

§8.2. Industrial (M) Districts Use Tables

§8.2.2. Industrial (M) districts principal use table

INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE					
Use Category	Specific Use Types	CM	M-1	M-2	Use Standards

KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted

Retail, Service and Commercial Use Categories (See §12.2.3)

Vehicle Sales and Service (See 0)	Car wash	U	U	U	
	Vehicle body shop	P	P	P	§12.5.27
	Vehicle sales, rental, or leasing facilities	P	P	P	§12.5.28.C §12.5.29
	Vehicle service establishment	U	U	U	§12.5.27 §12.5.28

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Article 12. Use Standards

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§12.1. Applicability

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21 Uses allowed in this zoning ordinance shall be subject to the following special, use-specific provisions,
 22 except as permitted by site plan approval or otherwise specified in the respective districts or in the
 23 provisions of this article.

§12.2. Use Categories

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§12.2.3. Residential use categories

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A. Household living

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1. Characteristics

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29 Household Living is characterized by residential occupancy of a dwelling unit by a
 30 family. Tenancy is arranged on a month-to-month or longer basis. Uses where tenancy
 31 may be arranged for a shorter period are not considered residential; they are
 32 considered a form of transient lodging (see Retail, Service and Commercial Use
 33 Categories).

2. Examples

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35 Examples of Household Living include one-family detached; one-family attached;
 36 duplexes; semidetached; townhouses; multiple-family buildings; retirement center
 37 multiple-family.

3. Accessory uses

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39 Accessory uses include accessory dwellings; car-sharing; direct broadcast satellite
 40 dishes; family/caregiver suites; family day care homes; greenhouses and nurseries not
 41 engaged in retail trade; garden, guest house; personal; hobbies; home occupations;
 42 parking of occupants' registered vehicles; raising of pets; recreational activities; storage

43 sheds; and swimming pools.

44 **4. Uses not included**

45 Bed and breakfast establishments (see Overnight Accommodations); boarding or
46 rooming houses (see Group Living); extended-stay facilities (see Overnight
47 Accommodations); group home(see Group Living); halfway house (see Social Service
48 Institutions); hotels or motels; inns; nursing or convalescent home (see Group Living);
49 assisted living facility not having individual dwelling units (see Group Living).

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51 * * *

52 **§12.2.4. Public, civic and institutional use categories**

53 **A. Colleges**

54 **1. Characteristics**

55 This category includes not-for-profit colleges and other institutions of higher learning
56 that offer courses of general or specialized study leading to a degree or professional
57 certification. Colleges are generally in campus-like settings, on multiple blocks or in
58 multiple buildings.

59 **2. Examples**

60 Examples include community colleges, liberal arts colleges, nursing or medical schools
61 not accessory to hospitals, seminaries, trade or commercial schools, and universities.

62 **3. Accessory uses**

63 Accessory uses include associated offices, [car-sharing](#), housing for students, food
64 service, laboratories, health and sports facilities, theaters, meeting areas, parking,
65 maintenance facilities and support commercial.

66 **4. Uses not included**

67 Business, driving, fitness/wellness, trade and other commercial schools (see Office).

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70 **K. Utilities**

71 **1. Characteristics**

72 Public or private infrastructure serving a limited area with no on-site personnel (minor
73 utility) or the general community and may have on-site personnel (major utility).

74 **2. Examples**

75 **(a) Minor**

76 Examples of minor utilities include lift stations; public transit facilities, including
77 bus shelters, bike share stations; stormwater retention and detention facilities;
78 traction power stations; and water and wastewater pump stations.

79 **(b) Major**

80 Examples of major utilities include electrical generating plants and substations;
81 electrical transmission facilities; incinerators; stormwater pumping station;
82 telephone exchanges; television and radio broadcasting transmitters; static
83 transformer stations; commercial and public utility radio towers; water and

84 wastewater treatment plants; water storage facilities; railroads and railroad right-
85 of-way and tracks.

86 **3. Accessory uses**

87 Accessory uses include [car-sharing](#); control, monitoring, data or transmission
88 equipment; parking; cell antennae; storage; and security measures, such as fences.

89 **4. Uses not included**

90 Governmental uses (see Governmental Facilities); maintenance or repair yards and
91 buildings (see Light Industrial Service); park-and-ride facilities (see commercial parking);
92 railroad car barns, yards, sidings and shops (see Heavy Industrial); reservoir (see Parks
93 and Open Areas); telecommunications towers and facilities (see Telecommunications
94 Towers and Facilities); TV and radio studios; and utility offices (see Office);

95 **§12.2.5. Retail, service and commercial use categories**

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98 **C. Office**

99 **1. Characteristics**

100 Activities conducted in an office setting and generally focusing on business,
101 government, professional, medical, or financial services.

102 **2. Examples**

103 Examples of offices include advertising offices; business management consulting;
104 college or university operated as a commercial enterprise; counseling in an office
105 setting; day labor employment agency; data processing; financial services, such as
106 lenders, investment or brokerage houses, collection agencies, or real estate and
107 insurance agents; government; professional services such as lawyers, accountants,
108 bookkeepers, engineers, or architects; medical or dental offices or clinics, including
109 doctors, physicians, dentists, psychologists or similar practitioners of medical or healing
110 arts for humans and licensed for such practice by the state; sales office; travel agency;
111 television and radio studios; and utility offices.

112 **3. Accessory uses**

113 Accessory uses include cafeterias; [car-sharing](#); child care; health facilities; meeting
114 rooms; parking; on-site child care, schools or facilities where children are cared for
115 while parents or guardians are occupied on the premises; other amenities primarily for
116 the use of on-site employees; small retail operations for on-site workers (with limited
117 external signage); small retail operations for on-site workers (with limited external
118 signage); small personal service operations for on-site workers (with limited external
119 signage); telecommunications facilities; and technical libraries.

120 **4. Uses not included**

121 Branch banks (see Retail Sales and Service, Personal-service); contractors and others
122 who perform services off-site, but store equipment and materials or perform
123 fabrication or similar work on-site (see Light Industrial Service); mailing or stenographic
124 services (see Light Industrial Service); mail-order houses (see Wholesale Trade); offices
125 that are part of and located with a principal use in another category (see Accessory
126 Uses); research, testing and development laboratories (Light industrial service); urgent

127 care or emergency medical offices (see Retail Sales and Service, Personal-services
128 Oriented).

129 **D. Overnight accommodations**

130 **1. Characteristics**

131 Residential units arranged for short term stays of less than 30 days for rent or lease.

132 **2. Examples**

133 Examples of overnight accommodations include bed and breakfast establishments;
134 condominium hotels; dwelling rentals; recreational vehicle parks and campgrounds;
135 extended-stay facilities; hotels and motels; resort hotels and inns; and time-shared
136 interval ownership facility.

137 **3. Accessory uses**

138 Accessory uses include associated offices; car-sharing; food preparation and dining
139 facilities; laundry facilities; limited storage; meeting facilities; parking; and swimming
140 pools and other recreational facilities

141 **4. Uses not included**

142 Transient lodging or shelters for the homeless (see Social Service Institutions).

143 **E. Parking, commercial**

144 **1. Characteristics**

145 Facilities that provide parking not accessory to a specific use for which a fee may or
146 may not be charged.

147 **2. Examples**

148 Examples of commercial parking include mixed parking lots (partially accessory to a
149 specific use, partly to rent for others); public transit park-and-ride facilities; and short-
150 and long-term fee parking facilities.

151 **3. Accessory uses**

152 Accessory uses include car-sharing; parking facilities that are accessory to a principal
153 use, but that charge the public to park for occasional events nearby (see Accessory
154 Use); sales or servicing of vehicles (see Vehicle Sales and Service).

155 **4. Uses not included**

156 Parking facilities accessory to other permitted uses.

157 * * *

158 **F. Vehicle sales and service**

159 **1. Characteristics**

160 Direct sales of and service to passenger vehicles, light and medium trucks and other
161 consumer motor vehicles such as motorcycles, boats and recreational vehicles.

162 **2. Examples**

163 Examples of vehicles sales and service include fuel stations; body shops, auto paint
164 shops, upholstery shops; auto detailing, auto repair, battery sales and installation, quick
165 lubrication facilities, tire sales and mounting, car washes; vehicle sales, rental, or
166 leasing facilities, including passenger vehicles, motorcycles, light and medium trucks,

167 boats and other recreational vehicles.

168 **3. Accessory uses**

169 Accessory uses include associated offices; [car-sharing](#); parking; sales of parts; towing
170 vehicle fueling; and vehicle storage.

171 **4. Uses not included**

172 Refueling facilities for fleet vehicles that belong to a specific use (see Accessory Use);
173 retail sales of farm equipment and machinery and earth moving and heavy
174 construction equipment (see Heavy Industrial); vehicle parts sales as a principal use
175 (see Retail); vehicle storage lots and towing services as a principal use (see Light
176 Industrial Service).
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180 **§12.5. COMMERCIAL/MIXED USE STANDARDS**

181 **§12.5.29. Vehicle sales, rental and leasing facilities**

182 Vehicle sales, rental and leasing facilities shall comply with the following standards as well as any
183 use permit conditions or requirements:

184 A. [In C and M districts, as permitted in §7.1.2 and §8.1.2, except RA4.8, R-C, RA-H-3.2, MU-VS,](#)
185 [C-TH, and C-R, the following standards shall apply:](#)

186 **1. Minimum site area**

187 (a) In C-1 and C-O-A districts, minimum site area shall be 20,000 square feet.

188 (b) In C-2, C-3 and all M districts, such uses may be permitted subject to use permit
189 approval as provided in §15.4 on sites with a minimum of 10,000 square feet, but
190 less than 20,000 square feet; and by-right on sites with a minimum of 20,000
191 square feet,

192 **2.** In the CP-FBC district, indoor and/or outdoor display area(s) shall not exceed 300
193 linear feet along Main Street or Avenue frontage. Vehicle sales, rental or leasing
194 facilities are specifically prohibited on Neighborhood and Local Sites.

195 **3.** Delivery of automobiles shall be limited to the hours between 7:00 a.m. and 9:00
196 p.m., Monday through Saturday only. A plan shall be agreed upon with the police
197 department for time and place of the delivery of automobiles and this plan shall be
198 submitted to the zoning administrator.

199 **4.** All incidental repair services shall occur within the service bay facility. No vehicle
200 parts and repair tools shall be stored or displayed outside the repair facility.

201 **5.** Any lubrication or washing not conducted wholly within a building shall be
202 permitted only if a masonry wall, seven feet in height, is erected and maintained
203 between such uses and any adjoining R district.

204 **6.** Vehicles placed in the custody of the persons conducting the motor vehicle use shall
205 be kept on the premises of the motor vehicle use in compliance with the parking
206 plan approved by the zoning administrator consistent with the zoning ordinance and

ZOA-16-05 – ADOPTED JUNE 18, 2016

207 shall not be tested or parked on streets that are designated as local principal or local
208 minor streets in the Arlington County Master Transportation Plan.

209 7. Lighting on the property shall be directed and shielded so as not to affect adversely,
210 through the dissemination of light rays, any R or RA district that is abutting or across
211 a street, alley, sidewalk or other public right-of-way from the use.

212 8. The property shall be developed as required in §14.2, Landscaping, and §14.3,
213 Automobile Parking, Standing and Loading Space. A screening wall or solid wood
214 fence with a minimum height of four feet shall be provided where a parking area for
215 the storage or display of vehicles, including customer parking, abuts any street,
216 sidewalk, alley or other public right-of-way, or separating the site from R or RA
217 district.

218 9. Parking areas shall be arranged and used so that vehicles which are parked,
219 displayed and stored on the property do not overhang or protrude outside the
220 prescribed limits of the parking area into the required setback or onto the public
221 right-of-way.

222 10. All trash receptacles located outside the building shall be screened from public view
223 by a brick wall or solid wood fence on three sides which is a minimum of six feet in
224 height.

225 11. Use of a public address system or loudspeaker shall comply with the standards and
226 regulations in Chapter 15, Noise Control Ordinance, or the Arlington County Code,
227 except that use of such system shall not be permitted after 9:00 p.m., daily.

228 B. In the RA4.8, R-C, RA-H-3.2, MU-VS, C-TH, and C-R districts, as permitted in §7.1.2 the
229 following standards shall apply:

230 1. Use is restricted to:

231 (a) Vehicle rental facilities providing vehicles of a maximum gross vehicle weight
232 rating of 10,000 lbs. as defined by the Federal Highway Administration; and

233 (b) Vehicle showrooms for display of vehicles, provided no saleable inventory is
234 located on-site.

235 2. Rental vehicles shall be parked in an above- or below-grade parking structure; rental
236 vehicles shall not be parked on a surface parking lot. Rental facility operations,
237 including but not limited to vehicle returns, shall not have an adverse impact on
238 garage circulation.

239 3. Deliveries containing multiple vehicles from a truck are not permitted.

240 4. No vehicle maintenance and repair shall occur on-site, except washing and
241 vacuuming as provided in §12.29.B.5 below.

242 5. Any washing and vacuuming conducted on-site shall not have an adverse impact on
243 other users of the parking structure.

244 6. All vehicle rental facility uses shall comply with the provisions of §12.5.29.A.6 above.

245 C. Submission requirements applicable to all zoning districts:

