

ZOA 13-02

AN ORDINANCE TO AMEND, REENACT, AND RECODIFY ARLINGTON COUNTY ZONING ORDINANCE SECTION 16A. "R-C", APARTMENT DWELLING AND COMMERCIAL DISTRICTS, TO UPDATE THE PURPOSE PARAGRAPH FOR THE DISTRICT, TO REDUCE OR PREVENT CONGESTION IN 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 Section 16A. "R-C" Apartment Dwelling and Commercial Districts is hereby amended, reenacted, and recodified to update the purpose paragraph for the district, to reduce or prevent congestion in 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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Proposed Zoning Ordinance Amendment

- Text denoted with underline or ~~strikethrough~~ is text proposed to be added or ~~deleted~~, respectively.
- Text denoted with a double-underline or ~~underline/double-strikethrough~~ is text that is proposed to be modified (added or deleted, respectively) since the Request to Advertise.

SECTION 16A. "R-C" APARTMENT DWELLING AND COMMERCIAL DISTRICT

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2 The purpose of the "R-C" District classification is to encourage high-medium density
3 residential development while also providing for a mixed-use transitional area between higher
4 density office development and lower density residential uses. This district is designed for use
5 ~~only in the vicinity of the Metro-rail Stations Areas as identified on the General Land Use Plan~~
6 (GLUP), and, to be eligible for the classification, a site or the major portion of a primarily for
7 sites any part of which is located, shall (1) be within a one-quarter (1/4) mile radius of a
8 Metrorail station entrance and (2) be located within an area that are designated "High-Medium
9 Residential Mixed-Use" or other compatible designations on the GLUP General Land Use Plan.
10 ~~In addition, †~~This district may also be considered for other locations in Metro Station Areas up to
11 a one-half (1/2) mile radius of a Metrorail station entrance that are designated "High-Medium
12 Residential Mixed-Use" or expressly identified as eligible for rezoning to this district or
13 replanning to "High-Medium Residential Mixed-Use" in adopted County plans. Determination
14 as to the actual types and densities of uses to be allowed will be based on the characteristics of
15 individual sites and on the need for community facilities, open space and landscaped areas,
16 circulation and utilities.

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