

**ZOA-09-07**

Note: Text to be added is shown with an underline. Text to be added, that has been modified since advertisement is shown with a double underline.

**AN ORDINANCE TO AMEND, REENACT AND RECODIFY SECTION 3 “S-3A” SPECIAL DISTRICTS OF THE ARLINGTON COUNTY ZONING ORDINANCE TO PERMIT CHILD CARE AND OTHER PROGRAMS LICENSED PURSUANT TO CHAPTER 52 OF THE COUNTY CODE SUBJECT TO USE PERMITS, IN ORDER 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 Section 3 “S-3A” Special Districts of the Arlington County Zoning Ordinance is hereby amended, reenacted and recodified as follows to allow child care and other programs licensed by Chapter 52 of the County Code, and in order 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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**SECTION 3. "S-3A" SPECIAL DISTRICTS**

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**A. Uses Permitted.**

1. Public parks, playgrounds, recreational and community center buildings and grounds.
2. Semipublic or private parks and recreation areas, when owned and operated by a nonprofit organization.
3. Public buildings and properties of a cultural, recreational administrative or service type, including libraries, fire stations, museums and art galleries but not including repair garages, storage or repair yards or warehouses.
4. Country clubs, golf courses, and other private noncommercial recreational areas and facilities or recreation centers, including swimming pools.
5. Cemeteries, but not including crematoriums.
6. Churches and other places of worship and Sunday school buildings, but excluding rescue missions or temporary revivals.
7. Public and private arboretums, forests, wild life reservations and conservation areas, including stream valley drainage areas.
8. Single-family dwelling on lot with a minimum area of three (3) acres per dwelling unit.

- 23 9. Secondary uses of churches, schools, public buildings and public properties,  
24 including the daily or hourly rental to profit or nonprofit entities of classrooms,  
25 meeting rooms, auditoriums, multilevel parking structures and recreational  
26 facilities for uses of a cultural, educational, recreational or public service nature.  
27 The Zoning Administrator may approve, for periods not to exceed seven (7)  
28 consecutive days, commercial uses incidental to and not inconsistent with the  
29 above when he finds that such uses will not disrupt the surrounding community.
- 30 10. Conditional uses: The following uses may also be permitted subject to securing a  
31 use permit as provided in Section 36.G., "Use Permits":
  - 32 a. Hospitals and institutions of an educational, religious, charitable, or  
33 philanthropic nature, except animal hospitals and institutions of a  
34 corrective nature; provided, however, that such buildings shall not be  
35 located upon sites containing an area of less than five (5) acres.
  - 36 b. Public utilities and services such as railroad, trolley, bus, air or boat  
37 passenger stations; right-of-way and tracks (but excluding car barns,  
38 garages, railroad yards, siding and shops); static transformer stations,  
39 transmission lines and towers, commercial and public utility radio towers,  
40 telephone exchange (but excluding service and storage yards); provided,  
41 that the exterior appearance of any building permitted under this  
42 paragraph shall be in keeping with the character of the neighborhood in  
43 which it is located.
  - 44 c. Schools and colleges and other public and private educational institutions.
  - 45 d. Institutional homes, counseling service, occupational therapy, and similar  
46 social service uses.
  - 47 e. Accessory buildings, including a private garage, provided that a detached  
48 accessory building shall be located as required in Section 32, herein.
  - 49 f. Public parking area on a transitional site if said area is located and  
50 developed as required in Section 33.
  - 51 g. To permit the productive use of existing publicly owned structures on a  
52 temporary basis, when the board determines it to be advisable to have such  
53 structures available for possible public use at the end of the period of  
54 temporary use, the County Board may permit commercial use of an  
55 existing structure on a transitional site in conjunction with and primarily  
56 for the purpose of providing services to an existing adjacent use for a  
57 period not to exceed fifteen (15) years subject to the provision of parking  
58 as required in Section 33. Such uses may be permitted notwithstanding the  
59 fact that not more than twenty-five (25) percent of the area of the existing  
60 structure is located outside the portion of the site within which transitional  
61 uses are permitted.
  - 62 h. Off-site parking area incidental to a use permitted in an "S," "R" or "RA"  
63 District. Unless located on publicly owned land, such parking area shall be  
64 on land in the same fee ownership as the land on which the appurtenant  
65 use is located.
  - 66 i. Publicly owned public parking area subject to the following conditions:

- 67 (1) The parking areas shall be developed in accordance with the  
68 requirements of Section 33;  
69 (2) No parking shall be located within twenty-five (25) feet of the  
70 boundary of an "R" District;  
71 (3) The parking area shall have frontage on a distributor street,  
72 secondary arterial, primary arterial, or controlled access facility as  
73 designated on the master thoroughfare plan.  
74 j. Recycling centers.  
75 k. Uses permitted and conducted in kiosks in accordance with the  
76 requirements of Section 31.A.18.  
77 l. Child care center or other programs licensed pursuant to Chapter 52 of the  
78 Arlington County Code.  
79 11. Properties that are located in the Columbia Pike Special Revitalization District  
80 may be developed in accordance with Section 20. "CP-FBC" Form Based Code  
81 Districts. After such development all uses permitted in Section 20 shall be  
82 permitted on the property, subject to all regulations in Section 20.  
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