



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of November 15, 2005**

SUPPLEMENTAL

DATE: November 15, 2005

SUBJECT: Supplemental Report – Coverage Zoning Ordinance amendment.

Attached is revised language for Option 1 of the coverage Zoning Ordinance amendment which clarifies the original intent of the proposed Zoning Ordinance amendment not to extend the 56% lot coverage provision to Zoning Districts other than one-family residential districts (See page 4).

County Manager: _____

County Attorney: _____

Staff: Sakura Namioka, CPHD, Planning Division

PLA-4146-memo

OPTION 1. ADVERTISED ON FEBRUARY 12, 2005
REVISED INCLUDING PC RECOMMENDATION ON 11/7/05

AN ORDINANCE TO AMEND, REENACT, AND RECODIFY AMENDMENTS TO SECTION 1. DEFINITIONS AND SECTION 32. BULK, COVERAGE AND PLACEMENT REQUIREMENTS OF THE ZONING ORDINANCE TO ADD NEW ITEMS TO THE LIST OF DEFINITIONS AND TO AMEND COVERAGE REQUIREMENTS FOR ONE-FAMILY DWELLING LOTS; AND SECTION 35. NONCONFORMING BUILDINGS AND USES TO PERMIT RECONSTRUCTION OF EXISTING NONCONFORMING ONE-FAMILY DWELLINGS AND ASSOCIATED ACCESSORY BUILDINGS.

BE IT ORDAINED THAT, Section 1. Definitions, section 32. Bulk, coverage and placement requirements, and Section 35. Nonconforming Buildings and Uses of the Zoning Ordinance be hereby amended, reenacted, and recodified, to add new items to the list of definitions and to amend coverage requirements for one family dwelling lots, to encourage orderly and efficient development of public facilities; 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; as follows:

* * *

Section 1. Definitions

* * *

Lot Coverage: The percentage determined by dividing (a) the area of a lot covered by the total (in square feet) of: (1) the footprint of the main building; and (2) the total footprints of accessory buildings [counting only buildings with footprints larger than one hundred fifty (150) square feet, or with a height of two stories or more]; and (3) parking pads and driveways; by (b) the gross area of that lot.

* * *

Main Building Footprint: The main building footprint shall include all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay-windows with floor space, chimneys, porches, decks supported by posts and with floor heights that are four (4) feet or higher above grade, cantilevered decks with horizontal projections that are four (4) feet or more, and covered breezeways connected to a main building.

Main Building Footprint Coverage: The percentage determined by dividing that area covered by a main building footprint in square feet by the gross area of the lot in square feet on which the main building is located. ~~The main building footprint shall~~

~~include all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay windows with floor space, chimneys, porches, decks supported by posts and with floor heights that are four (4) feet or higher above grade, cantilevered decks with horizontal projections that are four (4) feet or more, and covered breezeways connected to a main building.~~

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Section 32. Bulk, Coverage and Placement Requirements

* * *

C. Coverage

~~For the purpose of securing open space for the exclusive use of pedestrians, except by site plan approval, no building or structure in “R,” “RA,” and “C-1-O” Districts, including accessory buildings and all areas for parking, driveways, maneuver and loading space, shall cover more than fifty-six (56) percent of the area of the lot, except as may be specified in the various district classifications.*~~

The maximum lot coverage percentage shall be as follows:

1. On any one-family dwelling lot in an “R” District (“R” Districts to include “R-20,” “R-10,” “R-8,” “R-6,” and “R-5, but not “R2-7”) the following shall apply:
 - a. Maximum lot coverage shall be as established shown in the table below;
 - b. When a detached garage is provided in the rear yard, the maximum lot coverage may be increased as shown in the table below (in compliance with the requirements of 32.D.2.e.);
 - c. Maximum main building footprint coverage shall be as shown in the table below.
 - d. When a porch is attached to the front elevation of a one-family dwelling and has an area of at least sixty (60) square feet on the front of the building (exclusive of any wrap-around or side portion), the maximum coverage may be increased as shown in the table below.

<i>Categories</i>	<i>R-5</i>	<i>R-6</i>	<i>R-8</i>	<i>R-10</i>	<i>R-20</i>
Maximum Lot Coverage	45%	40%	35%	32%	25%
Maximum Lot Coverage with front porch	48%	43%	38%	35%	28%
Maximum Lot Coverage with rear detached garage	50%	45%	40%	37%	30%
Maximum Lot Coverage with rear garage and front porch	53%	48%	43%	40%	33%
Maximum Main Building Footprint Coverage	34%	30%	25%	25%	16%
Maximum Main Building Footprint Coverage with a front porch	37%	33%	28%	28%	19%
Main Buildings Footprint Cap	2040 sf	2160 sf	2400 sf	3000 sf	3880 sf
Main Buildings Footprint Cap with a front porch	2200 sf	2376 sf	2688 sf	3360 sf	4610 sf

2. Existing main and accessory buildings or structures that, as of November 15, 2005, are not in conformance with the coverage requirements adopted on November 15, 2005, may be rebuilt within the building footprint and height and stories as they existed on November 15, 2005 if such structures are damaged or destroyed by fire, wind, earthquake, or other force majeure. Such rebuilding shall only be permitted if commenced within one (1) year after such damage or destruction.

3. For all lots in “R” Districts that are not used for one-family dwellings, and lots in “R2-7,” “RA,” “C-1-O” or any other zoning districts, lot coverage shall not exceed fifty-six (56) percent, except as may be specified in the various district classifications, or unless where otherwise permitted to be modified by site plan or use permit.

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SECTION 35. NONCONFORMING BUILDINGS AND USES

A. Nonconforming Buildings.

1. Qualification of Nonconforming Uses: This qualification, Subsection 35.A.1. shall apply only to lots containing one-family dwellings.
 - (a) Existing main and accessory buildings or structures, whether or not conforming to current Zoning requirements, shall be permitted to be added to or expanded, provided that the addition or expansion complies with all current provisions of the Zoning Ordinance.
 - (b) Existing main and accessory buildings or structures shall be permitted to be rebuilt within the building footprint and height and stories as they existed prior to damage or destruction if structures are damaged or destroyed by fire, wind earthquake or other force majeure, and if construction commences within two (2) years from the date of the such damage or destruction.

- ~~2.1.~~ *Maintenance Permitted:* Nonconforming buildings or structures may be maintained, except as otherwise provided in this section.

- ~~3.2.~~ *Repairs - Alterations:* Repairs and alterations may be made to a nonconforming building or structure; provided, that no structural alteration shall be made except those required by law or ordinance.

- ~~4.3.~~ *Additions – Enlargements - Moving:* For This Subsection 35.A.4. Applies to all buildings except one-family dwellings located in "R-5," "R-6," "R-8," "R-10," and "R-20" Districts.
 - a. A nonconforming building or structure shall not be added to or enlarged in any manner unless ~~such building or structure, including~~ such additions and enlargements, is made to conform to all the regulations of the district in which it is located.

 - ~~b.~~ A building or structure which does not comply with the height or area regulations shall not be added to or enlarged in any manner unless such addition or enlargement conforms to all the regulations of the district in which it is located; provided, that the total aggregate floor area included in all such separate additions and enlargements does not exceed fifty (50) percent of the floor area contained in said building or structure, at the time this ordinance became effective.

 - ~~e.~~ b. A building or structure lacking sufficient automobile parking space in connection therewith as required in Section 33 may be altered or enlarged, provided additional automobile parking space is supplied to meet the requirements of Section 33.

~~d.~~c. No ~~N~~onconforming building or structure shall be moved in whole or in part to any other location on the lot unless every portion of such building or structure is made to conform to all the regulations of the district in which it is located.

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*5. 4. *Renumber after this subsection.* .