

- In the proposed amendment, text proposed to be added is shown with underline and text proposed to be removed is shown with ~~strikethrough~~.
- [Text shown in brackets is explanatory only and is not proposed to be adopted].
- Footnotes are explanatory only and are not proposed to be adopted
- Where paragraphs are inserted, all subsequent paragraphs and references will be updated accordingly

Article 3. Density and Dimensional Standards

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§3.2. Bulk, Coverage and Placement Requirements

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§3.2.4. Lot width

- A. Minimum lot width is as specified in the respective district regulations.
- B. No parcel of land held under separate ownership, with or without buildings on July 15, 1950, shall be subdivided, resubdivided, or reduced in any manner below the minimum lot width and lot area required by this ordinance except as may be permitted by 16.5.
- C. **Exceptions**
 - 1. Split-lots shall be permitted, as a matter of right, only in the R-20, R-10, R-8, R-6, R-5 and R2-7 districts, as an alternative to pipe-stem lot development. Split-lot residential developments are permitted only when the applicant has demonstrated to the satisfaction of the zoning administrator, which may include a survey plat, that the property that is the subject of the split-lot application meets all ordinance standards to create one interior lot and one pipe-stem lot. The pipe-stem lot that can be created must have a minimum frontage of 40 feet on a public street. Except as specifically provided below, split-lot residential developments shall satisfy all applicable subdivision and zoning requirements, including those for minimum lot area, setback and yards, coverage, parking, and building height, and all of the following requirements:
 - (a) Split-lot residential development shall be permitted only on sites that have a minimum lot frontage of 140 feet in the R-20 district; 120 feet in the R-10 district; 110 feet in the R-8 district; 100 feet in the R-6 district; and 90 feet in the R-5 district and the R2-7 district.
 - (b) Split-lot residential development shall be defined as the subdivision of one lot into two by adding a straight lot line that extends from the midpoint of the front lot line to the midpoint of the rear lot line.
 - (c) The minimum lot width for any lot created under the split-lot provision shall be: 70 feet in the R-20 district; 60 feet in the R-10 districts; 55 feet in the R-8 district; 50 feet in R-6 district; and 45 feet in the R-5 district, and the R2-7 district.

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§3.2.6. Placement

The following regulations shall govern the placement on a lot of any building or structure, or addition thereto, hereafter erected, except as may be allowed by site plan approval:

Setbacks (required yards)

1. Front yard

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(a) For all C, M and P-S districts excepting C-1, C-1-O, C-1-R, and C-O

40 feet from said centerline except for properties located within the “Clarendon Revitalization District” on the General Land Use Plan and zoned C-3.

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2. Side and rear yards

No structure shall be located closer to side or rear lot lines than as follows:

(a) For all RA4.8, C, M and P-S districts, not including C-1-O

No side or rear yard shall be required except that no wall either on the side or rear of a lot abutting an R or RA district or containing openings or windows, whether or not they can be opened, shall be located closer to side or rear lot lines than eight feet for the first 10 feet of building height, plus two additional feet for each 10 additional feet of building height, or fraction thereof.

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4. Visual clearance (corners)

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(b) C, M and P-S districts

On any corner lot in any C or M district, no building or obstructions shall be permitted between a height of one foot and a height of 10 feet higher than the curb level within the triangle formed by the street right-of-way lines and a line connecting said street lines 10 feet from their intersection.

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Article 4. Public (P) Districts

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§4.2. S-3A, Special District

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71 §4.2.3. **Density and dimensional standards**

72 **A. By-right**

73 Development allowed by-right in the S-3A district shall comply with the following area,
74 width and height requirements, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	All Other Uses
Lot area, minimum	3 acres	6,000 square feet
Lot width, average minimum (feet)	60	60
Height, maximum (feet)	35	45

75 **B. Special exception**

76 All development allowed by special exception in the S-3A district shall comply with the
77 following standards, except as otherwise approved by the County Board.

Type of Standard	Colleges, Hospitals, and Social Service Institutions	All Other Uses
Lot area, minimum	5 acres	6,000 square feet
Lot width, average minimum (feet)	--	60
Height, maximum (feet)	45	45

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79 **C. Bulk, coverage and placement**

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

81 **D. Exception**

82 The height of schools and school administration buildings may be increased, subject to
83 approval of a use permit, as follows:

- 84 1. For high schools and school administration buildings development projects that are 19
85 acres or more, to a height not to exceed 75 feet, subject to the approval of a use
86 permit.
- 87 2. For development projects within the Western Rosslyn Coordinated Redevelopment
88 District as shown on the General Land Use Plan, where the County Board finds that the
89 development project is consistent with the Guiding Principles and other policy
90 guidance in the Western Rosslyn Area Plan, to a height not to exceed 175 feet.

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94 **Article 5. Residential (R) Districts**

95 **§5.1. Residential (R) Districts Use Tables**

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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										
Residential Use Categories (See §12.2.3)										
Household Living (See §12.2.3.A)	One-family detached	P	P	P	P	P	P	P	P	
	Duplexes									P S
	Duplexes, abutting RA, C or M districts						U S	U S		
	Semidetached, abutting RA, C or M districts						U S	U S		
	Semidetached								S	P S
	Townhouses								S	P
	Townhouse, semidetached and existing one-family dwellings			S						
	Townhouse, semidetached, one-family and stacked units							S		
Group Living (See §12.2.3.B)	Dormitories	U	U	U	U	U	U	U	U	§12.3.3
	Fraternity and sorority houses;	U	U	U	U	U	U	U	U	§12.3.5
	Group homes	U	U	U	U	U	U	U	U	§12.3.6

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Public, Civic and Institutional Use Categories (§12.2.4)										
Social Service Institutions (See §12.2.4.J)	All social service institutions <u>except those of a corrective nature</u>	U	U	U	U	U	U	U	U	

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Article 6. Multiple-Family (RA) Districts

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

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						
Residential Use Categories (See §12.2.3)						

Public, Civic and Institutional Use Categories (§12.2.4)						

Social Service Institutions (See §12.2.4.J)	All social service institutions <u>except those of a corrective nature</u>	U	U		U	

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Article 7. Commercial/ Mixed Use (C) Districts

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

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

Table §7.1.2 lists the principal uses allowed within the C districts.

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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)																						
Household Living (See §12.2.3.A&12.2.3.A)	One-family detached	P	P		P	P	P		P	P	P	P	P	P	P		P	P	P	P		
	Duplexes	P	S		P	S												P				
	Semidetached	P	S		P	S												P				
	Multiple-family	P	S	P	P	S		S		S	S	S	S	S	S	S		P		P	S	
	Townhouses	P		P	P																	
	Townhouse, semidetached and existing one-family	S	S		S																	§12.3.4
Group Living (See §12.2.3.B)	Dormitories	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.3	
	Fraternity and sorority houses	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.5	
	Group homes	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.6	
	Nursing homes									S	S	S										

Public, Civic and Institutional Use Categories (12.2.4)

Social service Institutions (see §12.2.4.J)	All social service institutions except those of a corrective nature	U	U		U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	
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Retail, Service and Commercial Use Categories (See Error! Reference source not found.)

Food 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	P	S	S	P	P	P	P	§12.5.22

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																				
Specific Use Types	RA4.8	RC	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
Restaurants, limited	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.23

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

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§7.2. C-O-2.5, Mixed Use District

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§7.2.4. Density and dimensional standards

B. Special exception
Development allowed by special exception in the C-O-1.0 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Institutional uses including hospitals, nursing homes, and group care facilities	Office, Commercial	Multiple-family	Hotel	All other uses
Density, maximum (units/acre)	--	--	115	180	
Lot area, minimum (sq. ft.)	20,000	20,000	20,000	20,000	20,000
Lot width, average (feet)	100	100	100	100	100
Height, maximum (stories), excluding mechanical penthouse	--	12	16	16	35
Floor area ratio, maximum	2.5	2.5	--	--	
Site area up to 9,999 sq. ft.					0.4
Site area 10,000 to 19,999 sq. ft.					0.5
Site area 20,000 and above sq. ft.					0.6

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§7.13. C-O, Mixed Use District

§7.13.1. Purpose

The purpose of the C-O, ~~Commercial Office Building, Hotel and Multiple family Dwelling Mixed-Use~~ District is to provide for limited office building land use, and under appropriate conditions, to encourage rebuilding with high-rise office buildings, hotels, or multiple-family dwellings in the vicinity of Metrorail stations. Determination as to the appropriate mixtures of uses and densities shall be based on the General Land Use Plan designation or approved plans for the area, characteristics of individual sites and the need for community facilities, open space and landscaped area, circulation and utilities.

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131 **§7.19. C-3, General Commercial District**

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133 **§7.19.4. Clarendon Revitalization District**

134 Properties in the Clarendon Revitalization District shall additionally comply with the
 135 requirements of §9.2 and may optionally develop under the provisions of ~~or~~ §10.2.5.

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138 **Article 8. Industrial (M) Districts**

139 **§8.19. Industrial (M) Districts Use Tables**

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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					
* * *					
Public, Civic and Institutional Use Categories (§12.2.5)					
* * *					
Social Service Institutions (See §12.2.4.J)	All social service institutions <u>except those of a corrective nature</u>	<u>U</u>	<u>U</u>	<u>U</u>	
* * *					
Other use categories (See §12.2.7)					
* * *					
Telecommunications Facilities (§12.2.6.C §12.2.7.C)	All telecommunications facilities	U	U	U	

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143 **Article 9. Special Planning Area Regulations**

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146 **§9.2. Clarendon Revitalization District**

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148 **§9.2.2. C-3 district**

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B. General requirements

In the Clarendon Revitalization District, as designated on the General Land Use Plan, the following additional provisions shall apply:

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3. Parking structures along non-major streets

Along non-major streets, except as alleys, North Ivy Street, 12th Street North and 10th Road North, any parking structure’s ground floor shall be located behind a structure containing other uses, such that the first-floor of the parking structure is not visible from such street and its associated sidewalks. Any parking structure above the first floor that is visible from a Non-Major Street shall have all openings screened along the entire façade of such structure. Screening techniques may include the use of display windows, decorative grillwork, decorative glass, decorative masonry or a combination of these methods, or similar methods so as to ensure that vehicles within the structure are screened from the view of cars and pedestrians along non-major streets and their associated sidewalks. Interruptions to this screening method are allowed to accommodate vehicular and/or pedestrian access. Parking structures along alleys and along North Ivy Street, 12th Street North and 10th Road North are not required to be placed behind other uses on the first floor. However, parking along these streets shall be screened on all floors using the screening techniques listed above.

4. Surface parking along non-major streets

Surface parking shall be screened as required in §14.2.3.E, except that any surface parking lot facing a public rights-of-way (where no structure containing a use is between the right-of-way and the parking) shall incorporate a landscape strip as specified in §14.2.3.E.1, such landscape strip shall be a minimum of five feet wide, placed at the back of the required sidewalk along that right-of-way. In addition, any such parking area shall be screened by a masonry wall of a minimum of 42 inches and 48 inches tall (measured as described in §14.2.3.E.2), which shall be placed along the outer edge of the parking area, and which may extend no closer to the right-of-way than the distance specified in §3.2.5.A.1(c). This wall shall be designed to partially screen vehicles from pedestrian view from abutting sidewalks and to provide separation between pedestrians, and parking areas. Reasonable interruptions to this wall are allowed to accommodate vehicular access. Breaks in the masonry wall shall be allowed for pedestrian access but each break shall be a maximum of 48 inches wide. In addition, any vehicular access to a surface parking lot shall include sidewalks, a minimum of four feet wide, along each side of the driveway to permit pedestrian access from the street frontage into the parking lot.

C. Landscaping requirements

- 1.** For properties within the “Clarendon Revitalization District” on the General Land Use Plan, the following may apply:
 - (a)** Where a developer has entered into a binding commitment to construct streetscape improvements according to the county’s adopted plans and to place all aerial utilities on and at the periphery of the lot underground as part of new development or redevelopment, then the 10 percent landscaping requirement may be reduced to eight percent. The zoning administrator’s approval for such a reduction shall not waive the landscape strip required in §9.2.2.B.~~34~~; or

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Article 10. Unified Developments

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§10.2. Unified Commercial/Mixed Use Development

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§10.2.1. Purposes

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- A. The purposes of this §10.2 are to:
1. Provide for flexible, site-specific solutions for the revitalization of existing shopping areas while preserving commercial service levels, including, in certain circumstances, new construction in C-2 and C-3 district to implement the purposes of the General Land Use Plan and zoning ordinance;
 2. Promote the compatibility of commercial developments within the commercial district and surrounding properties by coordinating building placement, orientation, scale, bulk, parking, signage, landscaping, streetscape, pedestrian facilities, and historical features where applicable;
 3. Provide for creative opportunities which encourage and retain local and small business; and
 4. Promote opportunities for affordable housing. Additionally, this §10.2 will provide for the construction of residential units within C-2 and C-3 district and within the Clarendon Revitalization District, also in C-1 and C-TH, as part of a mixed use development, according to specific guidelines.
- B. Where there is a sector plan or similar document that is at variance with or in conflict with these requirements the County Board can modify the requirements as set forth in §10.2.2 to achieve a development that is more consistent with such plans.

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§10.2.5. Unified commercial/mixed use development in Clarendon Revitalization District

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The County Board may, by use permit approval, approve unified commercial/mixed use developments in areas designated “service commercial” on the general land use plan and that are within the Clarendon Revitalization District and that are within the C-1, C-2, C-3 or C-TH zoning districts, where a proposal meets the following requirements or where the County Board modifies the following requirements by use permit:

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
Household Living (See 12.2.3A)	One-family detached	P	
	Multiple-family	P	
	Townhouses	P	
Group Living (See 12.2.3.B)	Boarding houses and rooming houses	U	12.3.1
	Group homes	U	12.3.6
	Dormitories	U	12.3.3
	Fraternity and sorority houses;	U	12.3.5
Public, Civic and Institutional Use Categories (Error! Reference source not found.)			
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Social Service Institutions (See 12.2.4.J)	All social service institutions	U	

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§11.3. Historic Preservation Overlay District

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§11.3.2. Historical Affairs and Landmark Review Board

A. Establishment and composition

1. Establishment

There is hereby created and established an historical affairs and landmark Review Board which shall consist of no more than 15 members who are residents of the county who have an interest, competence, or knowledge of historic preservation and who shall be appointed by the County Board. The historical affairs and landmark Review Board shall be the Architectural Review Board provided by Section 15.12-503.2 of the Code of Virginia. The Historical Affairs and Landmark Review Board shall hereafter be referred to as "the Review Board."

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256 **§11.3.3. Certificate of appropriateness**

257 See ~~§15.8~~ §15.7, for the certificate of appropriateness procedure.

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259 **Article 12. Use Standards**

260 **§12.1. Applicability**

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

264 **§12.2. Use Categories**

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266 **§12.2.3. Residential use categories**

267 **A. Household living**

268 **1. Characteristics**

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

273 **2. Examples**

274 Examples of Household Living include one-family detached; one-family attached; duplexes;
275 semidetached; townhouses; multiple-family buildings; retirement center multiple-family;
276 assisted living facility with individual dwelling units.

277 **3. Accessory uses**

278 Accessory uses include accessory dwellings; direct broadcast satellite dishes;
279 family/caregiver suites; family day care homes; greenhouses and nurseries not engaged in
280 retail trade; garden, guest house; personal; hobbies; home occupations; parking of
281 occupants' registered vehicles; raising of pets; recreational activities; storage sheds; and
282 swimming pools.

283 **4. Uses not included**

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

289 **B. Group living**

290 **1. Characteristics**

291 Group Living is characterized by residential occupancy of a structure by a group of people,
292 other than a family, typically providing communal kitchen/dining facilities and no kitchens in
293 individual living units. The size of the group may be larger than a family. Tenancy is typically

294 arranged on a monthly or longer basis.

295 **2. Examples**

296 Examples of group living include but are not limited to assisted living facilities **not having**
297 **individual dwelling units**, intermediate care, boarding houses, dormitories, fraternity and
298 sorority houses, convents, group homes, monasteries, rooming houses, and nursing homes.

299 **3. Accessory uses**

300 Accessory uses include associated offices; garden, personal; hobbies; food preparation and
301 dining facilities; laundry facilities and services; parking of vehicles for occupants and staff;
302 and recreational facilities.

303 **4. Uses not included**

304 Adult day care (see Day Care); alternative or post-incarceration facilities; exclusive care and
305 treatment for psychiatric, alcohol, or drug problems, where patients are residents (see
306 Social Service Institutions); bed and breakfast establishments (See Overnight
307 Accommodations); child care center (see Day Care); retirement center multiple-family,
308 where individual units comply with the definition of a dwelling unit (see Household Living);
309 extended-stay facilities, hotels or motels, inns (see Overnight Accommodations); family day
310 care home (see Accessory Uses); residential occupancy of a dwelling unit by a family on a
311 month-to-month or longer basis (see Household Living); time-shared interval ownership
312 facility (see Overnight Accommodations); treatment centers, transient lodging or shelters
313 (see Social Service Institutions).

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317 **Article 14. Site Development Standards**

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320 **§14.2. Landscaping**

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322 **§14.2.4. Parking area landscaping**

323 **A. Applicability**

324 The provisions of this subsection shall apply to all parking areas, including public and
325 private areas, designed for 20 or more spaces except the provision of 14.2.34.E.1(b), which
326 shall be applicable regardless of the number of parking spaces.

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329 **E. Screening requirements**

330 **1. Parking areas**

331 The following regulations apply in all districts to all uses, including vehicle sales, rental
 332 or leasing facility, sales or rental lots and vehicle storage lots:

333 (a) A landscaped strip a minimum of five feet wide shall be provided where a parking
 334 area abuts streets, sidewalks, street right-of-way and alleys separating C districts
 335 from R, RA, and S-3A districts. Deciduous trees shall be spaced every 25 linear feet,
 336 to be measured along the property line, in the planting areas with a minimum of
 337 three evergreen shrubs, planted on center, which attain a minimum height of three
 338 feet at maturity, planted between.

339 (b) Except between abutting RA zoned lots or where topography achieves the same
 340 effect, any part of a parking area located closer than 50 feet to a side or rear lot line
 341 of a lot in an R or RA district or where such parking extends into an R or RA district as
 342 a permitted transitional use, a minimum of a five-foot wide landscaped strip with a
 343 wall or fence shall be required. The wall or fence shall be placed within 10 feet of,
 344 and generally parallel to, the boundary of the parking area and the R or RA lots. The
 345 landscaped strip may be placed on either side of the wall or fence. Such wall or
 346 fence shall consist of durable material so arranged that direct light cannot penetrate
 347 the face thereof. Such wall or fence shall have a minimum height of six feet above
 348 the finished surface of the area that it bounds, measured at the wheel bumper,
 349 where such exists, and of six feet above the ground surface of the side exposed to
 350 abutting properties. The height of the wall or fence shall be reduced to four feet
 351 when located in the required setback. In parking areas with less than 20 spaces, the
 352 five-foot landscaped strip may be deleted; however, in all cases the wall or fence
 353 shall be required.

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356 **§14.3. PARKING AND LOADING**

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359 **§14.3.7. Required parking and standing space**

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

Use Types	Minimum Parking Requirement (spaces)	Additional Requirements
Residential and housing Household and group living uses		
* * *		
<u>Nursing homes¹</u>	<u>1 per 4 beds</u>	<u>Plus 1 space for each 2 employees (other than staff doctors), plus 1 space for each doctor assigned to the staff.</u>

¹ This is not a new provision. It has been moved into the "household and group living category" consistent with the use classification system in this Ordinance.

Use Types	Minimum Parking Requirement (spaces)	Additional Requirements
Public, Civic and Institutional uses		
* * *		
Hospitals, rest homes, nursing homes, sanitariums, convalescent homes & institutions	1 per 4 beds	Plus 1 space for each 2 employees (other than staff doctors), plus 1 space for each doctor assigned to the staff.

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Article 18. Definitions

§18.1. Word Usage

365 The word "used" includes "designed, intended or arranged to be used" and vice versa; words used in the
 366 present tense include the future; words used in the singular number include the plural number and vice
 367 versa; the word "building" includes the word "structure"; the word "dwelling" includes the word
 368 "residence"; the word "lot" includes the word "plot"; and the word "shall" is mandatory and not directory.

§18.2. General Terms Defined

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373 Assisted living facility. A building or group of buildings designed for limited care and assistance of
 374 ambulatory persons, with spouses or companions when applicable, but not including any facility
 375 licensed as a nursing home or health care facility by the state. A facility providing assisted living
 376 care but also licensed by the state as a nursing home or other health care facility shall be
 377 considered a nursing home under the zoning ordinance.

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380 Height, building. See ~~§3.2.2~~ [§3.1.6](#)

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384 Nursing home. A facility licensed by the state as a health care facility for chronic or convalescent patients
 385 or the aged or infirm in which three or more persons are received, kept or provided with food,
 386 shelter and care, but not including hospitals, medical clinics or similar institutions devoted
 387 primarily to the diagnosis and treatment of the sick or injured.

388 * * *

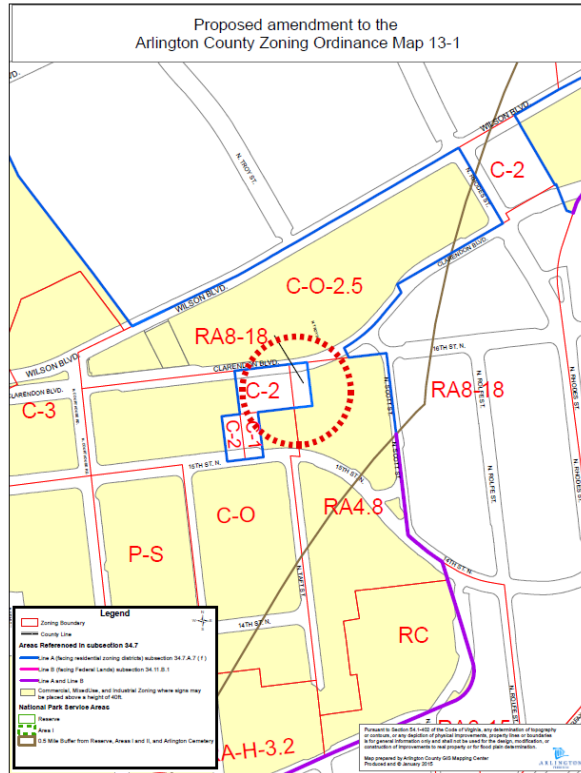
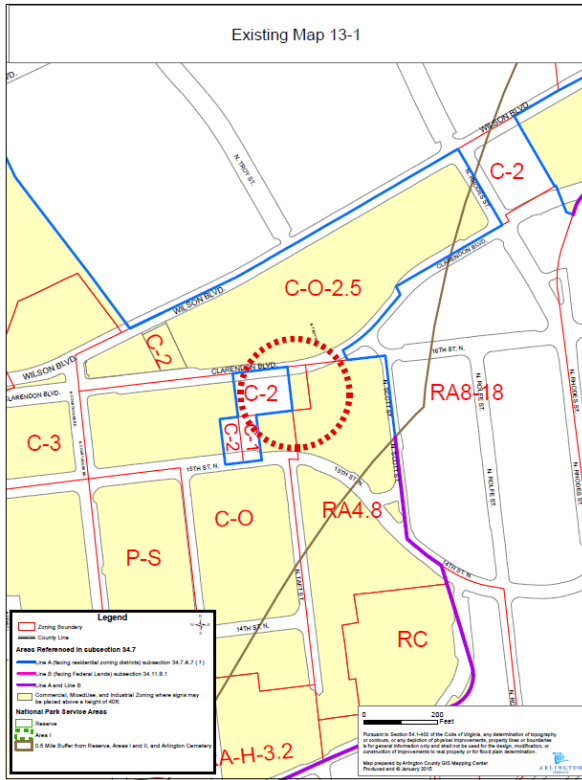
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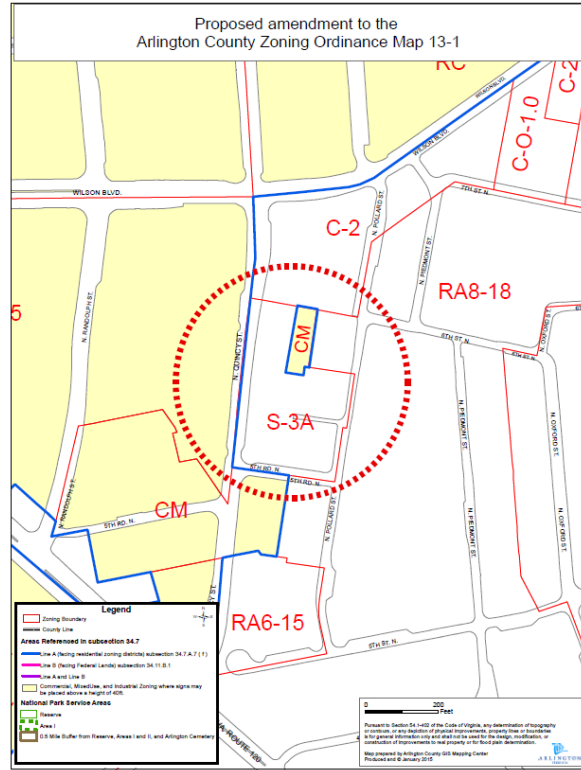
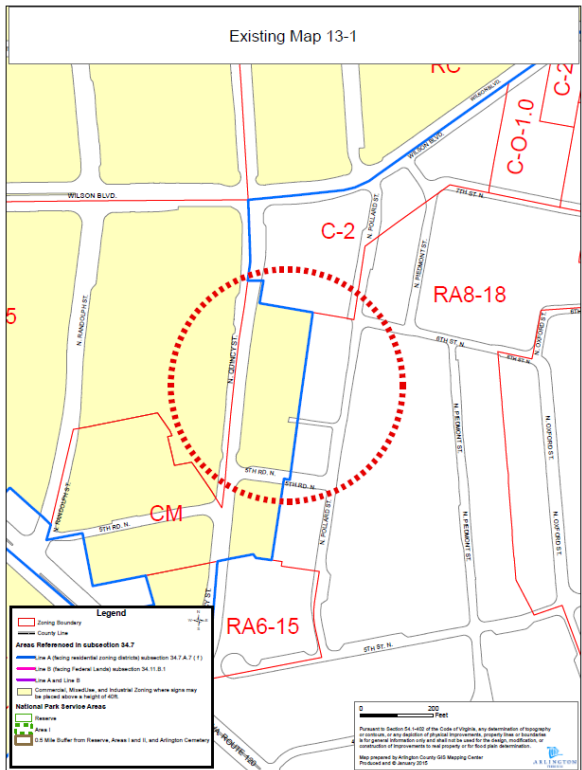
¹ Nursing homes has been moved into the appropriate use category (see previous footnote)

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[Map 13-1: Amendments to Line A are shown below within the dashed red circle]



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11.2 (Appendix B) Columbia Pike Neighborhoods Form Based Code

Part 9. Building Use Standards

901. Building Use Table

* * *

USE CATEGORY	SPECIFIC USE TYPES	PERMITTED (P) or USE PERMIT (U)	USE STANDARD
RESIDENTIAL			
Household Living (see §12.2.3.A)	One-family detached	P	
	Two-family detached	P	
	Townhouse	P	
	Multiple-family	P	
Group Living (see §12.2.3.B)	Boardinghouses and rooming houses	U	
	Dormitories	U	§ 12.3.3
	Fraternities and sororities	U	§ 12.3.5
	Group Homes	U	§ 12.3.6
	Membership clubs	U	§ 12.5.15
<u>Social Service Institutions</u> (See §12.2.4.J)	<u>All social service institutions</u>	<u>U</u>	
Overnight Accommodations (see §12.2.5.D)	Bed and breakfasts	U	§ 12.5.3
Offices (see §12.2.5.C)	Offices or clinics, medical or dental	U	§ 12.5.17
Accessory Uses	Accessory unit	P	
	Accessory unit, English Basement	P	
	Family day care homes for six to nine children	U	
	Family day care homes for up to five children	P	
	Home occupations	P	§ 12.9.11

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