

UCMUD Review Process:

UCMUD Use Permit Application Zoning Ordinance Checklist

1. **Purposes and Intent 31.A.17**

- a. 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” Districts to implement the purposes of the General Land Use Plan and Zoning Ordinance;
- b. 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;
- c. Provide for creative opportunities which encourage and retain local and small business; and
- d. Promote opportunities for affordable housing.

2. **Modifications Through Use Permit Approval by the County Board**

Through the Use Permit process, the County Board can modify the above requirements/standards (where indicated) if after finding that such modification will better accomplish the purposes and intent of subsection 31.A.17. And 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 to achieve a development that is more consistent with such plans.

3. **Table of Technical Requirements**

The following table provides a checklist of the specific requirements for each Zoning District where UCMUD use permits are permitted as a special exception by County Board approval. This is the checklist by which an application should be reviewed for compliance.

	"C-2", "C-3" (Where Permitted)	Nauck Village Center Special Revitalization District ("C-2", "C-3")	Clarendon Revitalization District ("C-1", "C-2", "C-3", "C-TH")	Proposed UCMUD	Compliant (✓)	Comments
DENSITY & USE						
Residential & Commercial (Max)	2.0 FAR	2.0 FAR ¹	1.5 FAR ² (includes hotel & retail uses)			
Ground Floor Commercial or Retail (Min) ³	0.4 FAR	0.4 FAR ⁴ ("Retail Required Block")	---			
Residential (Min)	0.1 FAR	---	---			
Residential (Max)	1.1 FAR	1.5 FAR ("Retail Optional" Block)	---			
Commercial Only (Max)	1.5 FAR	---	---			
Residential Only – Blocks Neither "Retail Required" nor "Retail Optional"	---	1.5 FAR	---			
Modifications of Use Permitted	No. Amount of residential density and overall density cannot be modified.	Yes. Bonus Density for Affordable Housing	County Board may approve bonus density either on-site or transferred to another site in Clarendon, by approved additional floors within the maximum height limits for: 1) Affordable Housing; 2) Sustainable Design, and/or 3) Historic Preservation			
PLACEMENT & ORIENTATION (& MASSING)						
Buildings Sited to Build-to Lines	Back of Sidewalk Along MTP Arterials	Back of Sidewalk ⁵	Back of Streetscape where shown on Build-to Line Map ⁶			
Minimum Building Step Back	---	---	1. Building Preservation: 20 ft. Above Frontage; 10 ft. Above Façade Preservation 2. North of Wilson & East of Garfield: 25 ft. Depth Each at 25 ft and 35 ft			

¹ Development fronts on block face identified as "Retail Required" or "Retail Optional" in the Nauck Village Center Action Plan.

² Ground Floor retail shall be provided where retail frontages are designated on the Use Mix Map (Section 27, Map 2) in compliance with the Frontage Type Guidelines in the Clarendon Sector Plan.

³ Residential dwelling units only permitted in UCMUD with a minimum of 0.4 FAR of commercial or retail on the first (ground) floor. Commercial or retail above 0.4 FAR can be located on any floor.

⁴ Retail or Commercial above 0.4 FAR can be located on any floor.

⁵ Build-to Line determined through use permit approval.

⁶ Build to Lines shown on Build-to Lines Map, Section 27, Map 6; Location Based on Street Cross Sections in Clarendon Sector Plan; Simple plane façade at build-to line with limited jogs less than 24 in.)

	"C-2", "C-3" (Where Permitted)	Nauck Village Center Special Revitalization District ("C-2", "C-3")	Clarendon Revitalization District ("C-1", "C-2", "C-3", "C-TH")	Proposed UCMUD	Compliant (✓)	Comments
			Height Limits Where Abutting "R" Lot. 3. All Other Lots Abutting "R" Districts: Rear Step Backs or Other Reductions From Max. Height Limits as Approved by CB.			
Minimum % of Façade Immediately Adjacent to Back of Sidewalk	75% (Streets Designated as Arterial in MTP)	75% (Streets Designated as Arterial in MTP & Shirlington Rd.)	At Back of Streetscape for At Least 75% of Build-to Line			
Orientation of Retail Uses	Streets Designated Principal or Minor Arterials in MTP	As Shown in the Nauck Village Center Action Plan ("Retail Required" & Retail Optional Block Faces)	Where Retail Frontage Designated on Use Mix Map (Map 2) ⁷			
Minimum Building Setback for Parcels Adjacent to "R" District	20 ft.	20 ft.	25 ft. (Where Build-to Line Not Required) ⁸			
Masonry Wall Where Parcel Abuts "R" or "RA" District	---	---	6 ft. (or other approved by CB) at the Property Line			
Modifications of Use Permitted	Yes	Yes	Building Step-Backs			
STREETSCAPE						
Periphery of Site Fronting on public R-O-W landscaped with curb, gutter, sidewalk, street lighting, street furniture and other elements	Entire Area Covered from FOC to FOB	Cover Entire Area from FOC to FOB & Relevant Block Frontages Conform to Streetscape & Streetscape Standards of the Nauck Village Center Action Plan	Any Street frontage and new streets in MTP consistent w/ Streetscapes Map (Section 27, Map) and Sidewalk Design Guidelines (Section 27, Table1)			
Streetscape Improvements for Sites Within Area Of A Sector Plan, Station Area Plan, Or Special Revitalization District	Consistent with Applicable Plan	Consistent with Nauck Village Center Action Plan	Consistent With Clarendon Sector Plan; 6 ft Min. clear walkway zone			
Streetscape Improvements for Sites Outside Sector Plan, Station Area Plan or Other Special District and Designated as Arterials in the MTP						
Minimum Distance from FOC to FOB	14 ft.	---	---			
Minimum Clear Sidewalk Widths	10 ft.	---	---			
Streetscape Improvements for Sites Outside of Sector Plan, Station Area Plan or Other Special District Not on Arterials						
Minimum Distance from FOC to FOB	10 ft.	---	---			
Minimum Clear Sidewalk Widths	6 ft.	---	6 ft.			
Outdoor Café Seating Allowed by County Manager with Minimum Clear Sidewalk Width Maintained	6 ft.	6 ft.	---			

⁷ North of Wilson Blvd. and East of Garfield St.

⁸ Building limited to a max of 3 floors and 40 ft. Portion may be constructed to 45 ft with 25 ft step backs provided at the 25 ft and 35 ft height limits facing the "R" district.

	"C-2", "C-3" (Where Permitted)	Nauck Village Center Special Revitalization District ("C-2", "C-3")	Clarendon Revitalization District ("C-1", "C-2", "C-3", "C-TH")	Proposed UCMUD	Compliant (✓)	Comments
Modifications of Use Permitted	Yes	Yes	Yes			
PARKING & LOADING						
Location Of Surface And/Or Structured Parking And Loading Areas	Rear or Side of Buildings	Rear or Side of Buildings	1. Surface Parking on Main St. or 10 th St. Frontages on Frontage Types Map (Section 27, Map 7): Behind Structure Containing Other Uses. 2. Loading Areas Designated for "Service" Frontage on Frontage Type Map (Section 27, Map 7)			
Screening Of Surface Parking And Loading Areas From Public Areas, Public Sidewalks, And Adjacent Residentially Zoned Properties	Landscaping & 4 ft. Solid Wall Ht.	Landscaping & 4 ft. Solid Wall Ht.	32.A.B.5 Unless Facing Public R-O-W min. streetscape requirements of 31.A.17.d(3) apply with masonry wall screening between 3.5 and 4 ft. placed at back of required streetscape			
Screening of Parking Area Abutting "R" District with "Low" GLUP Designation	6 ft. Solid Wall Ht.	6 ft. Solid Wall Ht.	---			
Façade Treatment of At or Above Grade Parking within a Structure	Parking Area Consistent Materials & Design with Building Façade	Consistent Materials & Design with Building Façade of larger Building Structures. ⁹	---			
Ground Floor Level of Parking Structures	Commercial Uses on All Street Frontages	Commercial Uses on All Street Frontages	---			
Automobile Parking Spaces	Per Section 33	Section 33 (except as below)	Section 27.D.2.g			
Minimum Parking Ratio If Less than 8,000 sq ft of Retail Proposed	---	1 space per 500 sq ft of retail above the first 1,000 sq ft ¹⁰	---			
Parking for Residential Projects or residential Portions of Projects	---	1 1/8 (1.125) spaces per DU	---			
Vehicular Access to Surface Parking Lots	---	---	4 ft. wide min. sidewalk along each side of driveway			
Off-Street Parking Entrances/Exits and Loading Areas	---	---	Section 33, Except as			

⁹ Structured parking above a level of ground floor retail may extend to the build-to line provided it has this façade treatment.

¹⁰ No parking is required for the first 1,000 sq ft of retail in these projects.

	"C-2", "C-3" (Where Permitted)	Nauck Village Center Special Revitalization District ("C-2", "C-3")	Clarendon Revitalization District ("C-1", "C-2", "C-3", "C-TH")	Proposed UCMUD	Compliant (✓)	Comments
			Located in Areas Designated for "Service" frontages on Frontage Types Map (Section 27, Map 7) ¹¹			
Modifications of Use Permitted	Yes	With County Board approval, some or all parking requirements may be provided through off-site committed parking, on-street parking, cash contributions for public parking purposes or other similar mechanisms, when found not to have an adverse affect on the surrounding neighborhood and will contribute to a better transportation system in the area.	1. If no site area designated for service frontage, County Board may approve alternate locations for service and/or parking entrances/exits that: a) limit pedestrian and vehicle conflicts; b) maximize the site's potential for pedestrian street activation along major pedestrian routes; and c) maximize consolidation of loading and/or vehicular entrances with other properties on the same block. 2. Allowance for 100% of parking off-site, as approved by CB			
TRASH COLLECTION & STORAGE AREAS						
Inside Main Building or In Designated Area Outside the Structure	6 ft. Solid Wall Screening of Similar Materials to the Building Structure					
Modifications of Use Permitted	Yes	Yes	Yes			
BUILDING HEIGHT						
Maximum Building Height (Excluding Penthouse)	45 ft.	45 ft.	Not to Exceed Height in Feet or Maximum No. of Stories Shown on Maximum Height Limits Map (Section 27, Map 1)			
Maximum Penthouse Height Above Max Height Limit; Setback a Distance Equal to the Height from the Building Edge	12 ft	12 ft.	12 ft.			
Equipment Above the Roofline	---	---	Screened by Walls of			

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			Equal Height & Similar Façade Bldg Materials, Setback Equal Distance to Their Height from Bldg Edge & Height Limit Line; Not to Exceed 12 ft.			
Modifications of Use Permitted	No	To accommodate topographical conditions prevalent in Nauck, locations on frontage where building height is measured may be modified. Shall not result in height to exceed 48 ft (per ZO definition of calculation) and no portion of any structure located at the street front or build-to line shall be taller than 45 ft. from the adjoining curb	No (Exclusive of Penthouses)			
NUMBER OF STORIES						
Maximum Number of Stories – Projects North of 22 nd Street South (Not Withstanding Building Height Requirements)	---	3 Stories (Allowances for Half-Story Attics with Eaves)	---			
Maximum Number of Stories – Projects South of 24 th Street South	---	5 Stories (With Total Building Height Not to Exceed 56 ft Measured from the Adjoining Curb Grade Along Shirlington Rd)	---			
Maximum Number of Stories	---	---	Consistent w/Maximum Heights Map			
Modifications of Use Permitted	NA	Yes	Maximum may be modified through bonus density.			
FIRST/GROUND FLOOR HEIGHT						
Minimum Clear Height	12 ft for 75% of GFA (Commercial Frontage of Bldg on Street Designated Arterial in MTP)	12 ft for 75% of Retail GFA (Any Frontage Designated as "Retail Required")	15 ft. Minimum Clear Structural Height ¹²			
Modifications of Use Permitted	Yes	Yes	Structural clear height			

¹² Structural Clear Height defined as the space bounded by the top of one slab, or other structural portion of a floor, and the bottom of the next slab, or structural portion of a floor.

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			modified if adversely affects the historical aspects of a structure designated in the Clarendon Sector Plan for full or partial preservation			
FIRST/GROUND FLOOR FENESTRATION/TRANSPARENCY						
Minimum Ground Floor Façade Transparency (Area Between 2 ft and 10 ft Above Adjacent Sidewalk)	70% (Bldg Fronting on Street Designated as Arterial in MTP)	70% (Along Any Frontage Designated as "Retail Required")	Consistent with Frontage Type as Designated on Frontage Type Map (Section 27, Map 7)			
Modifications of Use Permitted	Yes	Yes	Yes			
BUILDING ENTRANCES						
Location of Primary Entrances	Streets Designated as Arterial in the MTP	Shirlington Road	Comply with Frontage Type guidelines set forth in the Clarendon Sector Plan			
Location of Secondary Entrances & Entrances to Individual Residential Units	Any Street	Any Street	---			
Minimum Distance Between Entrances on Streets Designated as Arterial on MTP/Primary Entrances	100 ft.	100 ft.	Consistent with Frontage Type Guidelines for All Streets			
Location of Retail Entrances & Transparency of Retail Entrance Doors	Street Corners; Transparent Door	80% Transparent Door (Min.)	---			
Modifications of Use Permitted	Yes	Yes	Yes			
LANDSCAPING						
Minimum % of Total Site to be Landscaped – Site Area of 20,000 sq ft or Less	10%	10%	10% (regardless of site area) ¹³			
Minimum % Site to be Landscaped – Site Area Greater than 20,000 sq ft	2,000 sq ft + 20% of area in Excess of 20,000 sq ft	2,000 sq ft + 20% of area in Excess of 20,000 sq ft	---			
Modifications of Use Permitted	Yes	Yes	Yes			
HISTORIC PRESERVATION						
Structure Identified for Preservation in the Clarendon Sector Plan	---	---	Consistent with the Clarendon Sector Plan, Other District Regulations; & Requirements for Bonus			

¹³ Area of footprint of structure proposed to be preserved as designated in accordance with the Building Preservation Map (Section 27, Map 4) may be excluded from the required landscaped area.

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			Density for Historic Preservation. ¹⁴			
Modifications of Use Permitted	N/A	N/A	Optional Bonus Density			
BONUS DENSITY						
Affordable Housing (ADUs),	---	.5 FAR (max) ¹⁵	1.5 FAR (max for on-site units) ¹⁶ (Less than 1.5 FAR or whatever fits on-site for cash contribution)			
Sustainable Design	---	---	Amt Equivalent to Established Policy for Site Plan Projects			
Historic Preservation – Entire Building	---	---	Increase in Project GFA by 500% of first 10,000 sq ft of GFA preserved and up to 300% of any sq ft of GFA preserved thereafter.			
Historic Preservation – Building Frontage or Façade	---	---	Increase in Project GFA up to 500% of sq ft of GFA preserved			

¹⁴ New development consistent with existing – material, color, texture, size and fenestration of doors and windows and cornice lines.

¹⁵ Project must have at least 1.0 of residential FAR and at least 10% or more of its housing units as affordable. Total FAR may not exceed 2.0 FAR.

¹⁶ Residential rental projects at least 10% of the bonus density to be provided on-site, when that amount of GFA is 4,000 sq ft or more; All other projects at least 10% of bonus density, GFA provided on-site or cash contribution toward AHIF at \$15 per sq ft indexed to the CPI. Density provided via cash contribution must be provided on-site and not transferred to another site in Clarendon.