

- Adopted amendments are shown with underline to denote text that was added, and with ~~strikethrough~~ to denote text that was deleted.
- Text shown with double-underline denotes text moved *from* another location in the Ordinance; text shown with ~~double-strikethrough~~ denotes text moved *to* another location in the Ordinance.
- Text shown with underline/strikethrough and grey highlight was advertised, but NOT adopted.
- Where paragraphs were added or deleted, subsequent paragraphs in the Zoning Ordinance have been renumbered accordingly, and references have been updated.
- All other text is provided for reference only.
- Footnotes are explanatory and are not intended to be adopted.

* * *

Article 3. Density and Dimensional Standards

* * *

§3.2. Bulk, Coverage and Placement Requirements

* * *

§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 or as otherwise specifically provided in this Zoning Ordinance:

A. Setbacks (required yards)

1. Front yard

No structure shall be located closer to the centerline of any street or officially designated street right-of-way (as defined in this zoning ordinance) than 50 percent of the height of the building. For the purpose of determining setbacks, a limited access highway shall be considered as an abutting lot and not as a street or street right-of-way. Structures shall be set back from streets no less than as follows:

* * *

(d) For all residential structures and all structures in all other districts except for one- and two-family dwellings and their accessory structures regulated by §3.2.5.A.1(e)

50 feet from said centerline but under no circumstances less than 25 feet from any street right-of-way line.

* * *

2. Side and rear yards

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

27 * * *

28 **(d) For all nonresidential main buildings in R and RA districts**

29 Double the side and rear yard requirements for the district in which said
30 structures are located.

31 **(e) For all other residential buildings and for structures in all other districts**

32 10 feet plus one additional foot for each 2 1/2 feet, or fraction thereof, of building
33 height above 25 feet, provided that on interior lots no structure shall be located
34 closer than 25 feet from a rear lot line.
35

36 * * *

37 **Article 4. Public (P) Districts**

38 * * *

39 **§4.2. S-3A, Special District**

40 **§4.2.1. Purpose**

41 The purpose of the S-3A, Special District is to encourage the retention of certain properties in a
42 relatively undeveloped state. Land so designated may include publicly or privately owned
43 properties which have distinct and unique site advantages or other features so as to make them
44 desirable to retain as active or passive recreation or for a scenic vista. Also stream valley
45 floodplains could be included in this district.
46

47 **§4.2.2. Uses**

48 Uses shall be as specified in §4.1.

49 **§4.2.3. Density and dimensional standards**

50 **A. By-right**

51 Development allowed by-right in the S-3A district shall comply with the following area,
52 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

53 **B. Special exception**

54 All development allowed by special exception in the S-3A district shall comply with the
55 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

56

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

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

59 **D. Exception**

60 [reserved]

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

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

69 **§4.2.4. District use standards**

70 Use standards applicable to specific uses in the S-3A district include:

71 **A. Elementary, middle and high schools**

72 For schools as described in 12.2.4.I, the County Board may, subject to approval of a use
73 permit as provided in §15.4:

- 74 1. Modify the number of required parking spaces and/or permit off-site parking to be
75 used, as provided and subject to the findings set forth in §14.3.7.C; and
- 76 2. Modify setbacks in §3.2.3.A and the density and dimensional standards in §4.2.3 above,
77 for development projects all buildings, accessory buildings and associated structures
78 within the Western Rosslyn Coordinated Redevelopment District as shown on the
79 General Land Use Plan, where the County Board it finds that the development project
80 is consistent with the Guiding Principles and other policy guidance in the Western
81 Rosslyn Area Plan, and provided to a height does not to exceed 175 feet;² and
- 82 3. Modify setbacks in §3.2.3.A and the density and dimensional standards in §4.2.3 above
83 for all buildings and accessory buildings, provided it finds that:
- 84 (a) The scale and massing of the school development project are compatible with
85 existing and planned development abutting and across the street from the
86 school development project, and in the surrounding neighborhood(s);
- 87 (b) The school development project incorporates a design that facilitates utilization
88 of the range of transportation options available in the vicinity of the school
89 development project;
- 90 (c) The school development project balances opportunities for providing open
91 space and recreational amenities within the school development project in a
92 manner appropriate for the size and location of the development project; and

¹ This paragraph has been moved to new subsection 4.2.4.A.2(a), and is proposed to be amended as shown

² Moved from 4.2.3.D.2, with proposed changes as shown

(d) The school development project emphasizes energy conservation and environmental sustainability through architectural design, materials, construction methods, and site design.

§4.2.5. Site development standards

The site development standards of Article 13 and Article 14 apply to all development, except as otherwise specified below.

A. Parking

Parking shall be provided in accordance with the requirements of §14.3.

B. [Reserved]

* * *

Article 14. Site Development Standards

* * *

§14.3. Parking and Loading

* * *

§14.3.3. General requirements

* * *

B. Off-site parking

* * *

1. ~~S3-A S-3A~~ and P-S districts

Off-site parking incidental to a use permitted in a P, R or RA district may be permitted in the ~~S3-A S-3A~~ and P-S districts subject to use permit approval as provided in §15.4; provided that, unless located on publicly-owned land, such parking area shall be on land in the same fee ownership as the land on which the appurtenant use is located.

* * *

§14.3.7. Required parking and standing space

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

Use Types	Minimum Parking Requirement (spaces)	Additional Requirements
* * *		
Public, Civic and Institutional uses		
* * *		
Schools	Nursery	1 per each staff member or employee
	High	1 per each 10 students of design capacity
		Plus 1 space for each 10 fixed seats, or other vantage accommodation for spectators, for public assembly; plus 1 per 50 sq. ft. of floor area for auditoriums, multipurpose rooms, gymnasium or other facilities used

Use Types		Minimum Parking Requirement (spaces)	Additional Requirements
			for public assembly but having no fixed seating arrangement specified
Schools	Elementary and middle	1 per each 7.5 students of design capacity for employee parking	Plus 1 space for each 40 students of design capacity for visitor parking

121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152

* * *

- B. For uses not listed heretofore in this schedule of parking requirements, by the interpretation of the zoning administrator, spaces shall be provided on the same basis as required for the most similar listed use.
- C. The County Board may, through Use Permit approval pursuant to §15.4, modify the regulations set forth in §14.3.7, as follows:
 - 1. Modify the number of parking spaces set forth in §14.3.7 and/or permit off-site parking to be used for elementary, middle and high schools and for uses associated with noncommercial recreation and community center buildings and grounds, where the County Board finds that:
 - (a) Such modifications will preserve or create recreational facilities such as but not limited to playing fields, open space, and playgrounds, ~~and the like~~, located either within the school development project or at approved off-site locations, through incorporation of techniques that will reduce impervious surfaces, minimize grading, ~~and~~ preserve existing trees, or similar objectives; and
 - (b) A transportation demand management plan submitted by the applicant demonstrates that the potential adverse impacts of parking demand and any potential disruption of parking patterns within affected neighborhoods that could result from the modification will be mitigated by utilizing available on-street parking abutting the site, and through the implementation of measures such as, but not limited to:
 - (1) Utilizing, by written agreement with another party in terms acceptable to the County, off-street parking spaces at a site owned or controlled by that same party; and/or
 - (2) Utilizing a managed or shared parking program at times when parking demand is highest; and/or
 - (3) Implementing Transportation Demand Management (TDM) strategies for the use, and/or
 - (4) demonstrating that transit or other transportation options exist that may offset parking demand.

* * *