



ARLINGTON COUNTY, VIRGINIA

N-FBC-09

**(Height and Setback Requirements
near R- and RA-zoned properties)**

Adopted January 25, 2020

Effective January 25, 2020

At the County Board regular meeting on January 25, 2020, on a motion duly made by County Board member Christian Dorsey and seconded by County Board member Erik Gutshall, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact and recodify Article 11.2 (Columbia Pike Neighborhoods Form Based Code Districts) of the Arlington County Zoning Ordinance to amend the Neighborhood Manners provisions of the Building Envelope Standards to clarify their application is not required for adjacent property with non-residential uses in order to facilitate the creation of a convenient, attractive, and harmonious community, to encourage economic development, and for other reasons required by public necessity, convenience and general welfare, and good zoning practice.

Approved amendments are shown with **bold underline** to denote new text, and **~~bold strikethrough~~** to denote deleted text.

Where paragraphs are added or deleted, all subsequent paragraphs are renumbered accordingly, and all references throughout the Zoning Ordinance are updated accordingly.

1 **Section 402.D. Neighborhood Manners**

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3 1. For URBAN MIXED USE and URBAN RESIDENTIAL frontages, the following apply to
4 the BES SITE:

5 a. Where a BES Site has a common lot line with a Small Apartment
6 Building/Townhouse BES or Detached BES, and where any portion of a structure is
7 more than 80 feet from any RBL and less than 40 feet from any COMMON LOT
8 LINE, that portion of the structure shall have a maximum height of 4 STORIES and
9 an ULTIMATE BUILDING HEIGHT of 64 feet. (See diagram 402.D.1.a.)

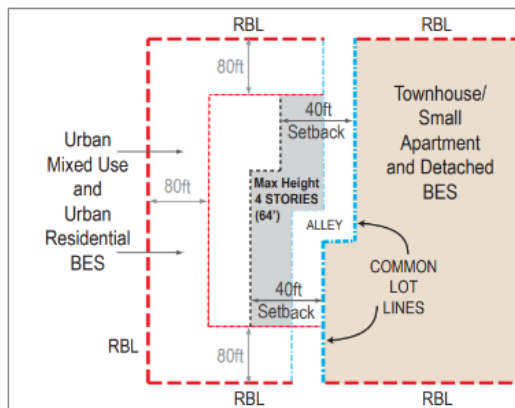
10 b. Where a BES SITE has a COMMON LOT LINE with **1) a lot occupied by one-**
11 **family detached dwelling in either** an R-district or **a with-an RA-district occupied**
12 **by one-family detached dwelling or 2) a vacant lot in either an R-district or a**
13 **RA-district:**

14 (i) There shall be a setback of at least 20 feet from the COMMON LOT LINE. (See
15 diagram 402.D.1.b.);

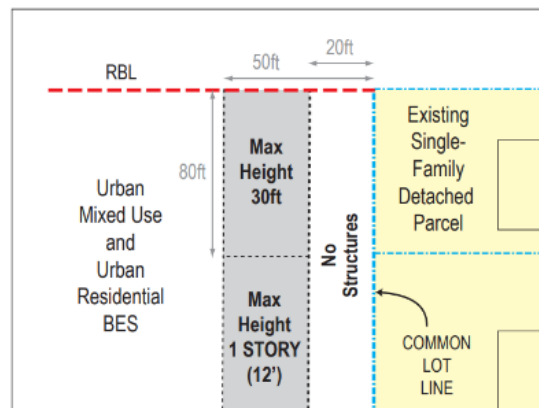
16 (ii) Where any portion on of structure is within 50 feet of the COMMON LOT LINE,
17 and within 80 feet of any RBL, that portion on of the structure shall have an
18 ULTIMATE BUILDING HEIGHT of 30 feet. This requirement supersedes any
19 applicable minimum story requirement. (See diagram 402.D.1.b);

20 (iii) Where any portion on of a structure is more than 80 feet from any RBL and
21 within 50 feet of the COMMON LOT LINE, that portion on of the structure shall
22 have a maximum height of 1 STORY with an ULTIMATE BUILDING HEIGHT
23 OF 12 feet. (See diagram 402.D.1.b.); and (iv) A GARDEN WALL at least 6 feet
24 in height shall be constructed within one foot of the entire length of the
25 COMMON LOT LINE.

26 (iv) A GARDEN WALL at least 6 feet in height shall be constructed within one foot
27 of the entire length of the COMMON LOT LINE.



42 402.D.1.a.



402.D.1.b.

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Section 402.K. Civic Buildings

Publicly-owned CIVIC BUILDINGS are exempt from Part 6. Architectural Standards and this Part 4 except for 402.D. Neighborhood Manners and all other regulations applicable to lots **either 1) occupied by a one-family detached dwelling** in an R₋district or in an ~~an~~ RA₋district **~~occupied by a one-family detached dwelling or 2) vacant lots in either an R-district or a RA-district.~~**

Section 402.L. Bonus Height

1. Where a property has been identified on the REGULATING PLAN as a BONUS AREA, it is eligible for approval to exceed the maximum STORY limit and ULTIMATE BUILDING HEIGHT identified in the relevant BES in exchange for AFFORDABLE HOUSING or PUBLIC SPACE. (See Part 2. Administration).
2. When approved for bonus STORIES, the FACADE above the BES prescribed maximum STORY limit shall be set back at least 5 feet from the RBL.
3. Individual bonus STORIES have a maximum STORY HEIGHT of 12 feet.
4. Where a property approved for bonus STORIES shares a COMMON LOT LINE with a lot **either 1) occupied by a one-family detached dwelling** in an R₋district or an ~~an~~ RA₋district **~~occupied by a one-family detached dwelling or 2) vacant lot in either an R-district or a RA-district,~~** in addition to the applicable regulations in D. Neighborhood Manners above, no part of the building shall exceed the height of a 60-degree plane, measured from grade at the COMMON LOT LINE. (See diagram 402.L.4.)
