



ARLINGTON COUNTY, VIRGINIA

ZOA-2021-03
(TDR Multiplier Amendment)

Adopted March 23, 2021

Effective March 23, 2021

At the County Board recessed meeting on March 23, 2021, on a motion duly made by County Board member Takis Karantonis and seconded by County Board member Christian Dorsey, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact and recodify Arlington County Zoning Ordinance Article 11.2 "CPN-FBC" Columbia Pike Neighborhoods Form Based Code Districts (Appendix B) Section 204.D, Transfer of Development Rights (TDR), to reinstate the TDR multipliers, available to the two Conservation Area properties along the Columbia Pike corridor, which sunset on December 31, 2020, and for other reasons required by the public necessity, convenience, general welfare, and good zoning practice.

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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 this section are updated accordingly.

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204.D. Transfer of Development Rights

The transfer of development rights is permitted in order to achieve historic preservation on, public open space and/or affordable housing within areas designated as CONSERVATION AREAS on the REGULATING PLAN, and for the creation of NEIGHBORHOOD PARKS shown on the REGULATING PLAN. As part of a use permit approval for a DEVELOPMENT PROJECT, the County Board may certify the subject DEVELOPMENT PROJECT as a sending site for transfer of development rights in accordance with the following:

1. In considering the approval of transfer of development rights from a DEVELOPMENT PROJECT in exchange for the dedication of a PUBLIC SPACE within a CONSERVATION AREA or a NEIGHBORHOOD PARK shown on the REGULATING PLAN, subject to such conditions as the County Board may approve, the County Board shall determine that the PUBLIC SPACE will meet the standards consistent with Section 506. The amount of density eligible for transfer shall be equal to the square footage of the dedicated PUBLIC SPACE within a CONSERVATION AREA or a NEIGHBORHOOD PARK. As part of the certification of density or approval of transfer of development rights, the County Board may require assurances that the PUBLIC SPACE will be preserved.

2. In considering the approval of transfer of development rights from a CONSERVATION AREA, the County Board shall determine that a specified number of units within the CONSERVATION AREA will be renovated consistent with Part 7 Conservation Area Standards and preserved as committed AFFORDABLE HOUSING UNITS as set forth in Section 902. The ~~amount~~ number of ~~density~~ units eligible for transfer shall be equal to 3 times the specified number of committed AFFORDABLE HOUSING UNITS when a Columbia Pike Neighborhoods FBC DEVELOPMENT PROJECT has been identified as the Receiving Site, or 2 times the specified number of committed AFFORDABLE HOUSING UNITS when a Site Plan proposal for a site elsewhere in the County has been identified as the Receiving Site; ~~provided, however, that the aforementioned multipliers shall sunset on December 31, 2020 for density that has not been certified.~~

3. Development rights from a sending site may be certified at the time of approval of a Receiving Site. Density may be transferred to either 1) an area designated as a BONUS AREA on the REGULATING PLAN in accordance with Section 204.A above; or 2) to another site within the County in accordance with §15.6.7.B of the Zoning Ordinance.