



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 8, 2006

DATE: June 21, 2006

SUBJECTS: Adoption of ordinance to amend, reenact, and recodify Sections 26 and 27 of the Arlington County Zoning Ordinance for properties located in the “Clarendon Revitalization District” on the General Land Use Plan in a manner consistent with the 2006 Clarendon Sector Plan as follows:

1. Amend Section 26. “C-2” Service Commercial – Community Business Districts to permit use of the Special Exception Site Plan provision for properties designated “Service Commercial” and within the “Clarendon Revitalization District” on the General Land Use Plan which: allows density up to a 1.5 FAR; allows maximum building heights up to 45 feet; establishes locations for ground floor retail and permits residential, commercial, or mixed-use development in other locations; establishes preservation requirements for buildings identified for preservation in the adopted Clarendon Sector Plan; establishes Frontage Types and other urban design requirements; includes standards for streetscape conditions; includes requirements for Comprehensive Sign Plans; and, incorporates parking requirements consistent with other site plan districts, to ensure consistency with the adopted policies set forth in the 2006 Clarendon Sector Plan for the Clarendon Metro Station area (see Attachment); and
2. Amend Section 27. “C-3” General Commercial Districts to modify the Special Exception Site Plan regulations for properties designated “Medium Density Mixed-Use” and within the “Clarendon Revitalization District” on the General Land Use Plan which: changes the maximum density from 4.0 FAR to 3.0; removes the 0.25 FAR density provision for building preservation and other density allowances; introduces use mix requirements including a minimum percentage of commercial uses on several blocks; modifies the maximum building height regulations to include a maximum building height (in feet) and maximum number of floors for all blocks; maintains the existing tapering regulations; introduces new step-back requirements for certain frontages when building heights exceed 60 feet; establishes a minimum structural clear height for retail uses of 15 feet; modifies the standards for streetscapes; modifies the

County Manager: _____

County Attorney: _____

Staff: Jennifer Smith, DCPHD, Planning Division

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parking requirements with relief for buildings identified for preservation; and modifies the urban design requirements, to ensure consistency with the adopted policies set forth in the 2006 Clarendon Sector Plan for the Clarendon Metro Station area (see Attachment).

C. M. RECOMMENDATION:

Defer consideration of the attached ordinance to amend Sections 26 and 27 of the Arlington County Zoning Ordinance to the October 14, 2006 County Board meeting and its associated Planning Commission meeting.

ISSUE: None

SUMMARY: As part of implementation of the Clarendon Sector Plan adopted by the County Board on June 10, 2006, staff is proposing Zoning Ordinance amendments for County Board consideration related to Special Exception Site Plan options for the “C-2” and “C-3” districts. The proposed amendment would incorporate Zoning Ordinance regulations consistent with the adopted policies for Clarendon including density, use mix, and building form requirements. At this time, however, staff recommends that the County Board defer consideration of the proposed Zoning Ordinance amendments to its meeting on October 14, 2006 to allow additional time for review and discussion with community members and advisory commissions, and time to complete the final Clarendon Sector Plan – Part 2. It is anticipated that an additional advertisement may be necessary in order to address and incorporate elements suggested by the community. This request to advertise would occur at the September 16, 2006 County Board meeting and all proposed changes would then be considered for adoption at the October 14, 2006 County Board meeting.

DISCUSSION: Staff proposes amendments to regulations governing site plan projects in two Zoning districts to implement the adopted policies set forth in the final Clarendon Sector Plan – Part 1 for properties in the “Clarendon Revitalization District” on the General Land Use Plan. Modifications to existing tools are necessary to regulate development activities in a manner consistent with the pattern of development planned for Clarendon.

The County Board advertised amendments to the “C-3” and “C-2” Special Exception site plan requirements at their May 23, 2006 meeting (see Attachment). Since that time, staff met with the Zoning Committee (ZOCO) on June 1, 2006 where a number of issues were raised on the proposed amendments including the coverage requirements, building heights adjacent to low-density residential areas, and shared parking regulations. In order to analyze and address those comments further, staff requests that the County Board defer consideration of the proposed amendments until staff has had additional time to prepare a final recommendation and time to complete the Clarendon Sector Plan – Part 2. Staff anticipates that an additional advertisement may be necessary in order to address and incorporate elements suggested by ZOCO and the community which could occur at the September 16, 2006 County Board meeting. All proposed changes would then be considered for adoption at the October 14, 2006 County Board meeting.

CONCLUSION: In order for staff to review and analyze the community and advisory commission comments further, staff recommends that the County Board defer consideration of the proposed Zoning Ordinance Amendments for Sections 26 and 27 until its October 14, 2006 County Board meeting and the associated Planning Commission meeting.

ATTACHMENT

ORDINANCE TO AMEND, REENACT, AND RECODIFY SECTION 26. “C-2” SERVICE COMMERCIAL DISTRICTS AND SECTION 27. “C-3” GENERAL COMMERCIAL DISTRICTS OF THE ARLINGTON COUNTY ZONING ORDINANCE TO IMPLEMENT THE 2006 CLARENDON SECTOR PLAN; TO PROMOTE ECONOMIC DEVELOPMENT; TO ENCOURAGE ORDERLY DEVELOPMENT OF THE “CLARENDON REVITALIZATION DISTRICT”; TO FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY; AND FOR OTHER REASONS REQUIRED BY THE PUBLIC NECESSITY, CONVENIENCE, GENERAL WELFARE AND GOOD ZONING PRACTICE

BE IT ORDAINED, by the County Board of Arlington that Sections 26 and 27 of the Arlington County Zoning Ordinance are hereby amended, reenacted and recodified as follows in order to implement the 2006 Clarendon Sector Plan; to promote economic development; to encourage orderly development of the “Clarendon Revitalization District”; to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience, general welfare and good zoning practice.

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SECTION 26. "C-2" SERVICE COMMERCIAL – COMMUNITY BUSINESS DISTRICTS

B. Special Exceptions.

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18. By site plan approval under Section 36.H., use regulations for areas designated as “Special Revitalization Districts” on the General Land Use Plan may be modified under the following conditions, and an additional F.A.R. of .5 may be allowed under the following conditions applicable to such increases in density. The area designated as the “Clarendon Revitalization District” on the General Land Use Plan shall not be counted as a “Special Revitalization District” for purposes of this subsection 26.B.18.

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19. When the County Board finds that a project in the “Clarendon Revitalization District” as designated on the General Land Use Plan, furthers the goals, policies, and recommendations set forth in the adopted Clarendon Sector Plan, it may modify the regulations set forth in sections C., D., E., F. and G. below by site plan approval pursuant to Section 36.H., as follows:

- a. Density: The County Board may approve a density of up to 1.5 FAR. In addition, the County Board may approve additional density above 1.5 FAR pursuant to Section 36.H.5, 36.H.7, and 36.H.8 by approving additional floors above the Maximum Number of Floors described in 26.B.19.b. below; however, the additional density shall be contained within the Maximum Building Height described in Section 26.B.19.b. below.
- b. Height Limit: Under no circumstances will the County Board approve a building at a height, exclusive of penthouses, that exceeds 45 feet. No building shall include more than three floors except where modifications have been approved pursuant to Section 26.B.19.a. above. Additionally:
- (1) Buildings with ground floor retail space shall be designed and constructed with a Structural Clear Height of at least fifteen (15) feet. “Structural Clear Height” is the distance between the top of one slab or other structural portion of one floor, and the bottom of the next slab or structural portion of a floor.
 - (2) All projects in the “Clarendon Revitalization District” that include façade or frontage preservation shall be stepped back at least 10 feet for a façade and 20 feet for a frontage, immediately above the preserved structure, unless the County Board determines that a lesser amount is sufficient to maintain the historical character of the preserved structure.
 - (3) All penthouse equipment above the roofline shall be screened from view by walls that are equal in height to the height of the equipment and that incorporate materials similar to those in the main building. Penthouse equipment shall be set back from the roof edge a distance at least equal to the height of the equipment, which height shall not exceed sixteen (16) feet.
- c. Use Mix: Ground-floor retail shall be provided in areas designated as Retail Frontages on the Use Mix map in the adopted Clarendon Sector Plan. Unless otherwise approved by the County Board, the ground-floor retail space shall be equal to seventy-five (75) percent of the gross leasable ground floor area. Design of the retail space will comply with the Frontage Type guidelines set forth in the adopted Clarendon Sector Plan for the ground floor for transparency, distance between functioning entries, and the height of the ground floor elevation relative to the adjacent sidewalk. For locations not designated as Retail Frontages in the adopted Clarendon Sector Plan or that are above the ground floor, residential, commercial, or mixed-use development is permitted.
- d. Building Line and Streetscape Requirements:
- (1) Structures shall be built to a building line as shown on the Build-To Line Map in the adopted Clarendon Sector Plan. The building

line shall be located at the back of the required streetscape as set forth in 26.B.19.d.2 below.

- (2) The periphery of any site fronting on a public right-of-way shall be landscaped using curb, gutter, sidewalk, street light, street trees, street furniture and other elements from face-of-curb to face-of-building according to the Streetscape map included in the adopted Clarendon Sector Plan.
- (3) The County Board may approve a dwelling unit in a basement when it finds that at least one-half (1/2) of the overall basement level height is above the average level of the adjoining ground. Any wells, either for pedestrian access or for windows, to the units in the basement level shall be no larger than reasonably necessary to provide access or light to these units.
- (4) All aerial utilities on and at the periphery of the site shall be placed underground with redevelopment or new construction.

e. Design Requirements: All site plans will comply with the following design requirements unless otherwise approved by the County Board:

- (1) When a development project includes a structure identified in the adopted Clarendon Sector Plan for preservation, the structure shall be preserved in a manner consistent with the adopted Clarendon Sector Plan and the regulations set forth in Section 26.B.19. New development within the project shall be compatible with the existing structures in terms of material color and texture, size and orientation of doors and windows, and cornice lines. Prior to County Board approval, the County Manager will send the project for review and recommendation by the Historical Affairs & Landmark Review Board (HALRB) at least 45 days in advance of the County Board public hearing, and the HALRB's recommendations will be considered by the County Board. The County Board shall determine whether the project is consistent with the historic preservation objectives of the adopted policies.
- (2) Facades will be designed in a manner consistent with the Frontage Type guidelines set forth in the adopted Clarendon Sector Plan including those for functioning entry spacing, façade transparency, and grade definition.
- (3) Service and loading entrances/exits will be located in areas designated for Service frontages as designated on the Frontage Type Map in the adopted Clarendon Sector Plan. If a site does not include any area designated for Service Frontage, the County Board may approve an alternate location for service and/or parking entrances/exits as long as the proposed location limits pedestrian and vehicle conflicts

f. Parking and Loading: Automobile parking spaces are to be provided as required in Sections 32A and 33, except that the County Board may

reduce the amount of required parking by site plan approval to a requirement that is no less than the following:

- (1) One (1) parking space for each five hundred eighty (580) square feet of the total office and retail gross floor area.
- (2) One (1) parking space for each dwelling unit.
- (3) One-seventh (0.7) parking space for each guest room.
- (4) When a project preserves a building identified for full building preservation in the adopted Clarendon Sector Plan and does so in a manner consistent with that plan, the project's parking requirement may be further reduced in one of the following ways:
 - i. If the identified building has no existing parking spaces, then the project would not be required to provide parking for the amount of gross floor area in the identified building.
 - ii. If the identified building has existing parking spaces, then parking for the preserved portion of the project would be required to provide the lesser of either: 1) the existing parking of the identified building or 2) the amount of parking required for the proposed use in the identified building.
- (5) When a project preserves a structure identified for partial preservation, either façade or frontage preservation, in the adopted Clarendon Sector Plan and does so in a manner consistent with that plan, the project's parking requirement may be further reduced by the number of parking spaces that would have been otherwise required for the amount of gross floor area that is preserved.
- (6) Loading spaces shall be located as set forth in subsection 27.D.2.i.2 below

g. Signs: Signs shall be permitted as regulated in Section 34, or as approved by the County Board as consistent with the Sign Guidelines for Site Plan Buildings.

~~19.20.~~ Public parking area of more than fifty (50) spaces or of a lot area of more than twenty thousand (20,000) square feet.

~~20.21.~~ Motor vehicle dealership, sales or rental lots located on sites of twenty thousand (20,000) square feet or less but more than ten thousand (10,000) square feet in area shall be permitted by use permit, provided that the use complies with the standards identified in subsection C.4.

~~21.22.~~ Residential Uses in projects that are not within the Columbia Pike Special Revitalization District, the Lee Highway-Cherrydale Special Revitalization District or the Clarendon Revitalization District but are part of a Unified Commercial/Mixed Use Development as set forth in section 31.A.14.

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SECTION 27. "C-3" GENERAL COMMERCIAL DISTRICTS

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D. Special Exceptions.

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2. In areas designated "Medium Density Mixed-Use" and located within the "Clarendon Revitalization District" as designated on the General Land Use Plan, where the County Board finds that a development proposal furthers the goals, policies, and recommendations identified in the adopted Clarendon Sector Plan, it may approve a site plan pursuant to Section 36.H. as follows: ~~by site plan approval as specified in subsection 36.H., mixed use office, retail and residential development is as permitted in "C R" may vary from the requirements of subsection 27.B. above and subsection 27.E. below, subject to the following regulations:~~

- a. Density Regulations: The County Board may approve a density of up to 3.0 FAR. In addition, the County Board may approve additional density above 3.0 FAR pursuant to Sections 36.H.5, 36.H.7, and 36.H.8 by approving additional floors above the Maximum Number of Floors described in 27.D.2.d. below; however, the additional density shall be contained within the Maximum Building Height described in 27.D.2.d. except for the three sites designated as "Receiving Sites for Additional Height" in the maximum Heights Map included in the adopted Clarendon Sector Plan. For those three sites, the County Board may approve additional density up to the limits as set forth in 27.D.2.d.3 below.

~~The following sets forth the maximum densities which may be approved: The ratio of floor area to land area shall not exceed the following, except as set forth in 1.a. and b. below:~~

Site Area	Total F.A.R	Office F.A.R
20,000 — 29,999 square feet	2.0	2.0
30,000 — 39,999 square feet	3.0	3.0
40,000 square feet and above or full block	4.0	3.0

- (1) ~~To encourage consolidation of property, for site plans which include an entire block, an additional 0.25 F.A.R. office or retail may be approved and the residential density may be reduced to 0.75 F.A.R.~~
- (2) ~~When a development preserves a building or building facade designated as a contributing building eligible for preservation in an adopted Revitalization District, the office density may be increased by 0.25 F.A.R. when the preservation complies with the following standards:~~

- ~~_____ (a) The preservation retains a minimum twenty foot depth behind the existing building or building facade;~~
- ~~_____ (b) The preservation retains the facades of all buildings identified as contributing buildings and eligible for preservation in the Clarendon Sector Plan which are included in the site within a single block frontage; and~~
- ~~_____ (c) The preservation retains and rehabilitates in a manner which complies with the standards set forth in subsection f.(7) below; at a minimum, all facades fronting on existing public rights-of-way.~~

b. Area Requirements: No minimum site area required.

c. Use Mix Regulations:

1. For sites designated as “Prime Office Sites” on the Use Mix Map in the adopted Clarendon Sector Plan, at least sixty percent (60%) of the density shall consist of commercial uses. For the purpose of this calculation, hotel uses will be counted as non-commercial uses.
2. For sites designated “Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial” on the Use Mix Map in the adopted Clarendon Sector Plan, at least twenty percent (20%) of the total density shall consist of commercial uses. For the purpose of this calculation, hotel uses may be counted as commercial uses.
3. For all sites in the “Clarendon Revitalization District” not covered by subsection 27.D.2.c.1 and 27.D.2.c.2, residential, commercial, hotel, retail, or a combination of those uses shall be permitted.
4. Ground-floor retail shall be provided where Retail Frontages are designated on the Use Mix Map in the adopted Clarendon Sector Plan. Unless otherwise approved by the County Board, the ground-floor retail space shall be equal to seventy-five percent (75%) of the gross leasable ground floor area. Design of the retail space will comply with the Frontage Type guidelines set forth in the adopted Clarendon Sector Plan for the ground floor for transparency, distance between functioning entries, and the height of the ground floor elevation relative to the adjacent sidewalk.

d.b. Height Regulations: No building, except for penthouses, shall be hereafter erected to exceed the maximum building height limits as shown on the Maximum Heights Map included in the adopted Clarendon Sector Plan, where “Maximum Building Heights” (in feet) and “Maximum Number of Floors” are established. When a structure is farther than one hundred sixty-five (165) feet from an “R” or “RA” zoning district, building heights may increase at a rate of one (1) foot for every three (3) feet up to the Maximum Building Height limit, unless otherwise permitted by the County Board. In addition, the following regulations shall apply:

- (1) Where retail space is located on the ground floor, such space shall be designed and constructed with a Structural Clear Height of at least fifteen (15) feet. “Structural Clear Height” is the distance between the top of one

- slab or other structural portion of one floor, and the bottom of the next slab or structural portion of a floor.
- (2) A step-back of at least 20 feet shall be located above the 2nd floor and at or below the 5th floor, when a building height exceeds 60 feet, in areas designated for step-backs on the Step-Back Map in the adopted Clarendon Sector Plan. The County Board may modify the depth of the step-back for smaller sites or to allow variation along a particular street frontage. For projects that achieve full building preservation and for which step-backs are otherwise required, the County Board may consider and approve alternative step-back designs. All projects in the "Clarendon Revitalization District" that include façade or frontage preservation, shall be stepped back at least 10 feet for a façade and 20 feet for a frontage, immediately above the preserved structure, unless the County Board determines that a lesser amount is sufficient to maintain the historical character of the preserved structure.
 - (3) For those three sites designated as "Receiving Sites for Additional Height" on the Maximum Heights Map in the adopted Clarendon Sector Plan, the County Board may vary the Maximum Building Height (in feet) up to 128 feet, excluding penthouses, in exchange for community benefits as described in Sections 36.H.5, 36.H.7, and 36.H.8 [as proposed].
 - (4) Where the County Board approves additional floors pursuant to 27.D.2.a., it may vary the height taper requirements in order to accommodate such additional floors.
 - (5) All penthouse equipment above the roofline shall be screened from view by walls that are equal in height to the height of the equipment and that incorporate materials similar to those in the main building. Penthouse equipment shall be set back from the roof edge a distance at least equal to the height of the equipment, which shall not exceed eighteen (18) feet.
 - (6) Mezzanines: Mezzanine space may be approved by the County Board when it finds that: 1) a mezzanine is incidental to a retail use with which it is associated and will contribute to the marketability and viability of the retail use; and 2) the mezzanine will not adversely affect transparency or fenestration as called for in the adopted Clarendon Sector Plan. Mezzanine use may not be considered "incidental" unless, at a minimum, the square footage of mezzanine is no more than two-thirds (2/3) of the square footage of the ground floor retail use to which it is incidental.

In no event shall the County Board approve a site plan that exceeds the overall height maximum as permitted in this subsection 27.D.2.d.

~~No building, except for penthouses, shall be erected to exceed fifty five (55) feet in height, except that the county board may vary from the requirements, subject to the following:~~

- ~~(1) When a structure is farther than one hundred sixty five (165) feet from an "R" or "RA" zoning district, the height may be increased by one (1) foot~~

for every three (3) feet beyond one hundred sixty five (165) feet, up to a maximum height of one hundred ten (110) feet.

- ~~(2) For properties which front on a primary arterial and are also within seven hundred fifty (750) feet of a primary Metro entrance, building heights may be increased to seventy five (75) feet for the first seventy five (75) feet of property measured from the property line fronting on the primary arterial, even if the properties lie within one hundred sixty five (165) feet of an "R" or "RA" zoning district.~~
- ~~(3) When a site plan includes an entire block, the office height may be approved to exceed the standard height by no more than one (1) story or fifteen (15) feet. If a site plan is approved consisting of additional office height, the residential height shall be reduced by one (1) story or ten (10) feet.~~
- ~~(4) Under no circumstances shall the height of any building exceed one hundred twenty five (125) feet and under no circumstances shall a penthouse height extend more than fifteen (15) feet above the one hundred twenty five (125) foot height limit.~~
- ~~(5) All equipment above the roofline shall be screened from view by walls of equal height and similar materials, set back a distance exactly or at least equal to their height from the building edge and height limit line and shall not exceed eighteen (18) feet.~~

e.e. Coverage Requirements: Coverage shall be approved by the County Board at the time of site plan approval.

~~All buildings or structures, including accessory buildings, and all areas for parking, driveways, maneuvering and loading space shall comply with the following coverage requirements unless otherwise approved:~~

- ~~(1) A maximum of eighty (80) percent of the lot area on those portions of blocks that have a height limit of seventy five (75) or fewer feet.~~
- ~~(2) A maximum of sixty five (65) percent of the lot area on those portions of blocks that have a height limit of more than seventy five (75) feet.~~
- ~~(3) When a development preserves a building designated as a contributing building eligible for preservation in an adopted revitalization district, and in accordance with the standards set forth in subsection D.a.(2) above, the coverage requirement may be reduced by the area of the first floor of the building being preserved.~~
- ~~(4) The coverage requirement may be reduced on a site when the site plan meets all other design standards set forth in an adopted revitalization district or if the developer satisfies the requirement by providing open space off site in the Clarendon Revitalization District or in a contiguous area designated by the county as appropriate for open space and shown on the general land use plan.~~

f.d. Building Line and Streetscape Requirements:

- (1) Structures shall be built to a building line according to the Build-To Line Map in the adopted Clarendon Sector Plan. The building line shall be located at the back of the required streetscape as set forth in 27.D.2.f.2 below.
- (24) The periphery of any site fronting on a public rights-of-way shall be landscaped using by the provisions of curb, gutter, sidewalk, street light, street trees, street furniture and other elements from face-of-curb to face-of-building according to the Streetscape map included in the adopted streetscape plan standards set forth in Clarendon Sector Plan, an adopted revitalization district.
- (3) The County Board may approve a dwelling unit in a basement when it finds that at least one-half (1/2) of the overall basement level height is above the average level of the adjoining ground. Any wells, either for pedestrian access or for windows, to the units in the basement level shall be no larger than reasonably necessary to provide access or light to these units.
- (42) All aerial utilities on and at the periphery of the site shall be placed underground with redevelopment or new construction.

~~(3) Surface parking shall not be allowed, except for convenience retail or service commercial as provided in subsection e.(3) below. Required parking for town house residential may be surface parking. Such parking shall be screened from public plaza areas, public sidewalks, and adjacent sites by landscaping and a four-foot masonry wall of similar materials as to the principal structure.~~

g. *Streets:* Where new streets or adjustments to existing streets have been identified in the adopted Master Transportation Plan and Clarendon Sector Plan, development projects shall be designed and constructed to incorporate the new street or modifications to the existing street condition as specified in the adopted plans.

h.e. *Parking and Loading Requirements:* Automobile parking spaces are to be provided as required in Sections 32A and 33, except that the County Board may reduce the amount of required parking by site plan approval to a requirement that is no less than the following:

- (1) One (1) parking space for each five hundred eighty (580) square feet of the total office and retail gross floor area.
- (2) One (1) parking space for each dwelling unit.
- (3) One-seventh (0.7) parking space for each guest room
- (4) When a project preserves a building identified for full building preservation in the adopted Clarendon Sector Plan and does so in a manner consistent with that plan, the project's parking requirement may be further reduced in one of the following ways:

- i. If the identified building has no existing parking spaces, then the project would not be required to provide parking for the amount of gross floor area in the identified building.
- ii. If the identified building has existing parking spaces, then parking for the preserved portion of the project would be required to provide the lesser of either: 1) the existing parking of the identified building; or 2) the amount of parking required for the proposed use in the identified building.

- (5) When a project preserves a structure identified for partial preservation, either façade or frontage preservation, in the adopted Clarendon Sector Plan and does so in a manner consistent with that plan, the project’s parking requirement may be further reduced by the amount of parking spaces that would have been otherwise required for the amount of gross floor area that is preserved.
- (6) Loading spaces shall be located as set forth in subsection 27.D.2.i.2 below.

~~Except as set forth in (1), (2) and (3) below, one (1) parking space for each five hundred eighty (580) square feet of gross floor area and one (1) parking space for each dwelling unit. The ratio of compact to full size automobile spaces shall not exceed fifteen (15) percent for each.~~

- ~~1) When buildings which have been identified as contributing buildings eligible for preservation in an adopted revitalization district are preserved in accordance with the standards set forth in subsection D.a.(2) above, the parking requirement may be reduced by an area equal to the gross floor area of the building being preserved for as many levels deep as the garage is constructed.~~
- ~~2) Parking for retail uses shall comply with the requirements set forth above, except as provided in Section 33. The parking for retail uses shall be provided on the highest level of the garage and shall be available for short-term parking during the hours which the retail uses are open unless sufficient surface parking has been allowed to be provided on the site.~~
- ~~3) For buildings which include frontage on special retail streets as designated in an adopted revitalization district, surface parking spaces may be provided in accordance with the design standards set forth for the district. The number of spaces required to be provided in the garage may then be reduced by the number of spaces provided on the surface. This parking may count toward the open space requirement.~~

i.f. *Design Requirements:* All site plans will comply with the following design requirements unless otherwise approved by the County Board:

- (1) When a development project includes a structure identified for preservation in the adopted Clarendon Sector Plan, the structure shall be preserved in a manner consistent with the adopted Clarendon Sector Plan and the regulations set forth in Section 27.D.2. New development within the project shall be compatible with the existing structures in terms of material color and texture, size and orientation of doors and windows, and

cornice lines. Prior to County Board approval, the County Manager will send the project for review and recommendation by the Historical Affairs & Landmark Review Board (HALRB) at least 45 days in advance of the County Board public hearing, and the HALRB's recommendations will be considered by the County Board. The County Board shall determine whether the project is consistent with the historic preservation objectives of the adopted policies.

- (2) Facades will be designed in a manner consistent with the Frontage Type guidelines set forth in the adopted Clarendon Sector Plan including those for functioning entry spacing, façade transparency, and grade definition.
- (3) Service and loading entrances/exits will be located in areas designated for Service frontages as designated on the Frontage Type Map in the adopted Clarendon Sector Plan. If a site does not include any area designated for Service Frontage, the County Board may approve an alternate location for service and/or parking entrances/exits as long as the proposed location limits pedestrian and vehicle conflicts.

~~All site plans shall comply with the following design requirements unless otherwise approved by the county board:~~

- ~~(1) The first floor of every office building shall contain retail space equal to seventy five (75) percent of the gross leasable floor area. This retail space shall have direct access through openings directly on the sidewalk.~~
- ~~(2) When the following retail uses are provided in any building, they may be counted at two hundred (200) percent of their actual floor area to calculate their requirement for retail, with the remaining area available for all retail uses allowed in "C-2" and/or other office uses: art gallery, bakery, barber shop or beauty shop, bookstore, delicatessen, dry cleaner, drug store, food store, fruit or vegetable store, gourmet food store, hobby shop, ice cream or confectionery store, meat or fish market, newsstand, restaurant, shoe repair, and tailor and dress maker. In addition, when a development relocates an existing retail use from a site within the Clarendon Revitalization District, the retail use may be counted as two hundred (200) percent of its actual floor area to calculate the requirement for retail. In order to replace a use which qualifies to be counted at two hundred (200) percent of the actual floor area requirement with a use which does not qualify to be counted at two hundred (200) percent of the actual floor area requirement, a site plan amendment will be required.~~
- ~~(3) When a site plan is approved under these provisions, storage space equal to fifty (50) percent of the retail gross floor area provided on the first floor may be provided in the basement and it shall not be required to be counted as floor area, subject to limitations of the district. This space shall be limited to storage and shall never be converted to any other use.~~
- ~~(4) Office buildings in the Clarendon Revitalization District which front on Wilson Boulevard, North Highland Street, and Clarendon Boulevard shall comply with the following height and placement provisions:~~

- ~~(a) The front building wall of any development shall be placed against the back of the sidewalk as established by the Clarendon Streetscape Standards adopted by the county board and approved by site plan, up to a height of at least twenty (20) feet and no more than thirty (30) feet above the sidewalk level. The building above this height shall be set back a minimum of twenty (20) feet from the back of sidewalk unless otherwise approved by site plan.~~
- ~~[(b) *Reserved.*]~~
- ~~(5) Buildings across the street from or adjacent to areas designated on the general land use plan as "low" or "low-medium" residential shall have an exterior appearance that is compatible with residential uses in bulk, coverage and placement. In addition, other external characteristics such as building materials should be similar.~~
- ~~(6) All office buildings fronting on a street shall contain windows or doors for a minimum of fifty (50) percent of the linear footage of that frontage to a height of fifteen (15) feet.~~
- ~~(7) When a development preserves an existing building, the new development shall be compatible with the existing building in terms of material color and texture, size and orientation of doors and windows, and cornice lines.~~

(Ord. No. 90-20, 7-11-90; Ord. No. 01-3, 2-10-01; Ord. No. 02-12, 5-18-02; Ord. No. 02-23, 10-19-02)

E. Additional Regulations.

1. For supplemental regulations, see Section 31.
 2. Automobile parking space is to be provided as required in Section 33.
 3. Loading space is to be provided as required in Section 33.
 4. Signs as regulated in Section 34.
 5. All utility service on a lot where new development or redevelopment is placed shall be placed underground.
- (8-6-77; Ord. No. 90-20, 7-11-90)

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