

The County Board on March 18 will vote on multiple options as part of an effort to authorize "Missing Middle" or Enhanced Housing Options (EHO) types in single-family areas of Arlington. Staff has prepared a comprehensive package of amendments to the Arlington County zoning Code and General Land Use Plan, those amendments and explanatory materials are contained in its [staff report released March 10](#). **ASF does not endorse any of the up-zoning outcomes and recommends the Board delay any new density for at least 3 months or until they have fully vetted demographic, environmental, and fiscal consequences the varied combinations of outcomes.** The chart below (p. 79 of the staff report PDF) shows comparative recommendations from the County Manager and commissions.

It is followed by two charts that compare the new zoning against the current zoning for single-family construction in zones R-20.

ATTACHMENT 6: Summary of Advisory Commission Recommendations on ACZO Amendment Options

	County Manager	Commission on Aging ¹	Forestry and Natural Resources Commission ²	Housing Commission	Planning Commission	Transportation Commission ³	Least Dense Options
Uses		1A: 2 to 6 units		1A: 2 to 6 units	1A: 2 to 6 units		Delete Option 1A (max 3 units)
Minimum Site Area				2A	2A	2A	2E (least dense)
Lot Coverage				4B	4B		2B (most 3 BR)
Parking	5A / 5E			5C / 5E	5C / 5E	5C / 5E	4A (no free 5%)
Trees	6A: maximum advertised requirement		6A: maximum advertised requirement		6A: maximum advertised requirement		6A max advertised
Development Cap		7C: cap of 58, 5 year sunset		7B: no cap			7A, cap of 58, no sunset
Conversion of Nonconforming to Condo/Co-op	8A				8A		No change to duplex definition
Duplex Definition	9B			9B	9B		
Applicability in GLUP Planning Districts	10A			10B	10A		10A
Gross Floor Area	11A / 11B Hybrid			11B	11A / 11B Hybrid		11A
Accessory Dwellings	12B			12B	12B		12A

Note: Blank cells indicate no recommendation for that topic.

ASF has added a new column, showing the LEAST OBJECTIONABLE, least dense, most tree-friendly and least gentrifying option (as the least inflationary for land prices) among those recommended. Red highlights indicate where the "least objectionable option" is out of synch with the majority of the county managers/commissions' recommendations; green indicates where the "least objectionable option" is in synch with the majority consensus of Board advisors.

Charts on p.80-81 of the PDF staff report compare current zoning (single-family only) zoning standards with the new proposed Multifamily (MM or EHO) standard:

	One-Family Detached Zoning Standard	Proposed EHO Development Zoning Standard
On-Site Trees	Not regulated by zoning; CBPO requirements apply	Minimum of 4 or 8 shade trees required, depending on number of units; CBPO requirements apply
Screening	Not regulated	Required for HVAC and waste collection areas
Signs	Most restrictive standards in ZO	Same as one-family standard
Modifications	Building placement requirements can be modified with approval of a BZA use permit	Not eligible for modifications through BZA use permit
Nonconforming Lots	Undersized lots recorded prior to 1950 can be developed, if all other standards are met	Same as one-family standard Depending on minimum site area standard (Option 2-series), greater site area standards may apply for 5-6 unit development on nonconforming lots
Nonconforming Buildings	Additions/expansions allowed if new construction conforms to zoning standards Dwellings that do not meet parking requirements <u>can</u> build an addition	Additions/expansions allowed if new construction conforms to zoning standards Dwellings that do not meet parking requirements <u>cannot</u> build an addition
Development Cap	No restrictions, average of 174 permits approved per year in R-5 to R-20 zones	Options (7A and 7C) to set a limit of up to 58 permits per year, including caps based on zoning districts

ATTACHMENT 7: Comparison of One-Family Detached and Proposed Expanded Housing Option (EHO) Standards

	One-Family Detached Zoning Standard	Proposed EHO Development Zoning Standard
Maximum Height	35 feet	35 feet
Minimum Site Area	Varies by zoning district	Multiple options for consideration, including options with higher minimum site areas for some housing types than required for one-family detached
Minimum Setbacks	25 feet from street, 25 feet from rear lot line, side setbacks vary by zoning district	Same as one-family standard
Maximum Gross Floor Area	Not regulated	Gross floor area maximums based on housing type and number of units, ranging from 4,800 to 8,000 square feet
Maximum Lot Coverage	Varies by zoning district	Option 4A: same as one-family standard Option 4B: same maximum as one-family standards with different allocations
Maximum Main Building Footprint	Varies by zoning district	Same as one-family standard
Accessory Dwellings	Allowed by-right	Allowed only in limited circumstances: within semidetached or townhouse dwellings, or for existing permitted ADs when the primary dwelling is converted to a duplex
Minimum Parking Requirement	Minimum of 1 parking space, except sites zoned R-5 and sites located on cul-de-sacs (minimum of 2 spaces)	<ul style="list-style-type: none"> • Transit-proximate sites: 0.5 spaces/unit • Non-transit-proximate and cul-de-sac sites: 1 space/unit • Provision for parking reduction no less than 0.5 space/unit based on results of on-street parking survey
Parking Location	No limits on number of spaces between building and street	Limits number of spaces allowed between building and street, depending on zoning district and interior vs. corner lots
Garage Wall Width	Not regulated	Limited to 50% of building facade
Building Entrance Orientation	Not regulated	Requires orientation to the street or a street-facing porch