



ARLINGTON COUNTY, VIRGINIA
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Memorandum

TO: Members of the Arlington County Board
FROM: Christian Dorsey, Board Chair
DATE: March 20, 2023
SUBJECT: Consideration of Item 33 on the March Agenda

To facilitate an efficient consideration of amendments drafted to enable Expanded Housing Options in Article 10 and other Articles of the Arlington County Zoning Ordinance, I offer the following recommendations to frame the discussion for the four areas that do not have a recommendation from the County Manager.

I. Uses

Proposed uses in §10.4.3 shall include:

- A. Duplexes
- B. Semidetached
- C. Townhouses (maximum of 3 units)
- D. Multiplexes (maximum of 6 units)

This is widely known as Option 1A (2-6 units)

II. Minimum Site Area

The minimum site area for EHO uses replicate the existing minimum site area standards for single detached dwellings in each zoning district.

| R-20 | R-10 | R-8 | R-6 | R-5 |
|-----------|-----------|----------|----------|----------|
| 20,000 sf | 10,000 sf | 8,000 sf | 6,000 sf | 5,000 sf |

This is widely known as Option 2A

III. Lot Coverage

Proposed is that maximum lot coverage duplicate the current lot standards for single detached (one-family) dwellings including allowances for increased lot coverage for development that provides a street facing porch and/or a rear detached garage.

This is widely known as Option 4A

IV. Development Cap and Sunset Provision

Proposed is a total annual cap of 58 permits with choices for distribution and actual cap numbers as follows:

| | Pro rata share of district's parcels among total parcels | Allocation of 3 per district combined with the pro rata share of district's parcels among total parcels | Combine any/all zoning districts to allow for a distribution of permits across districts subject to an overall cap ¹ |
|------|--|---|---|
| R-20 | 1 | 4 | (21)Shared w/ R-10,R-8 |
| R-10 | 10 | 11 | (21)Shared w/ R-20, R-8 |
| R-8 | 4 | 6 | (21)Shared w/ R-10, R20 |
| R-6 | 38 | 30 | (37)Shared w/ R-5 |
| R-5 | 5 | 7 | (37)Shared w/ R-6 |

Notes:

-Proportion of lots in each zoning district are as follows: R-5 9% R-6 66% R-8 6% R-10 18% R-20 1%

¹ This is an illustrative example. There are possible combinations using this methodology.

For the purposes of the main motion, the choice shaded in blue is proposed. I also propose that the cap provision sunset in three (3) years.

This is widely known as Option 7C with the cap ending June 30, 2026, and with a distribution mechanism described herein.

These recommendations are to be combined with the County Manager's recommendations and will form the Chairman's motion that the Board will use to consider Item 33. As always, you are invited to offer amendments to the motion, and any amendments will be considered in accordance with our modified *Robert's Rules* procedures.

Sincerely,



Christian Dorsey
Chair, Arlington County Board