



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of March 18, 2023

DATE: February 27, 2023

SUBJECT: Adoption of the following elements associated with the Missing Middle Housing Study:

- A. GP-357-23-1 Amendments to the General Land Use Plan (GLUP) Booklet and Map; and
- B. ZOA-2023-02 An ordinance to amend, reenact, and recodify the Arlington County Zoning Ordinance (ACZO), including Articles 3, 10, 12, 13, 14, 15, 16, and 18, to establish regulations for Expanded Housing Option Development for properties zoned R-20, R-10, R-8, R-6, or R-5.

DRAFT C.M. RECOMMENDATION:

Adopt the following elements associated with the Missing Middle Housing Study:

1. Attached resolution (Attachment 1) to amend the General Land Use Plan (GLUP) Booklet and Map (Attachment 2), and
2. Attached ordinance (Attachment 3) to amend, reenact, and recodify the Arlington County Zoning Ordinance (ACZO), including Articles 3, 10, 12, 13, 14, 15, 16, and 18, to establish regulations for Expanded Housing Option (EHO) Development for properties zoned R-20, R-10, R-8, R-6, or R-5 (Attachment 4), with an effective date of July 1, 2023, in a manner that incorporates elements in Sub-item A and Sub-item, B:
 - A. Incorporate the County Manager's recommendation for:
 - Sites located within GLUP Planning Districts;
 - Maximum gross floor area;
 - Minimum parking requirements;
 - Tree requirements;
 - Accessory dwellings;

County Manager:

County Attorney:

Staff: Matthew Ladd, DCPHD, Planning Division
Kellie Brown, DCPHD, Planning Division
Richard Tucker, DCPHD, Housing Division
Russell Danao-Schroeder, DCPHD, Housing Division

4.

- Conversion of nonconforming dwellings to condominium/cooperative;
 - Duplex definition; and
 - All other elements of the ACZO amendments in Attachment 4 (including, but not limited to, by-right approval for site area up to one acre, special exception approval process for site area of one acre or greater, building height and setbacks, main building footprint, accessory uses, site development standards, sign standards, general parking requirements, Board of Zoning Appeals use permits, and nonconformities); and
- B. Address these items for which the County Manager has no recommendation and should be determined by the County Board for:
- Allowed uses, including maximum number of units within multi-family buildings;
 - Minimum site area requirements;
 - Lot coverage; and
 - Annual limit on permits.

ISSUES: The proposed GLUP and ACZO amendments are the final products of the Missing Middle Housing Study, a multi-year planning process that has engaged the community on how a wider range of housing types, such as duplexes, townhouses, and small multi-family buildings, could be integrated within areas of Arlington that are currently restricted to single-detached housing, to further the County's goals of increasing the variety and supply of housing available within the community.

On January 25, 2023, the County Board authorized advertisement of these amendments, including a range of options for zoning standards such as minimum site area, minimum parking requirements, and annual limits on permits. This report includes analysis of these options and recommendations for most of the elements of the proposed ACZO amendment. For four elements, standards for housing types and maximum number of units to be allowed, minimum site area, lot coverage, and annual limits on permits, the report provides staff analysis and evaluation of advertised options without providing a recommendation to the County Board. For these elements without a recommendation, the County Board may choose to consider factors beyond those provided in staff's evaluation as it determines the appropriate action.

Among the options advertised, all are generally compatible with each from a policy and zoning administration perspective. In other words, in most cases a choice of a particular option does not make another option unworkable. An exception to this is the transit-proximity standards, which appear in both the minimum parking requirements and in some of the minimum site area standards. If the County Board adopts a transit-proximity standard for one of the options, this standard should be carried forward throughout the zoning text.

ACZO language and options that are within the scope of advertisement but not proposed with the County Manager’s recommendation are provided as Attachment 5. A crosswalk of the Planning Commission’s December 15, 2022, recommendations for the request to advertise and the scope of advertisement authorized by the County Board is provided as Attachment 6.

SUMMARY: The Missing Middle Housing Study was initiated in 2019 at the request of the County Board to investigate more housing options within Arlington’s lower density residential neighborhoods. The request followed recommendations from the 2015 Affordable Housing Master Plan and [regional data](#) from the Metropolitan Washington Council of Governments that cited the need to add 320,000 homes in the Washington D.C. area between 2020 and 2030 to keep pace with forecasted growth. In addition to considering approaches to increase Arlington’s housing supply, the study also has a goal of providing a wider range of housing options for households seeking to reside, or remain, in Arlington.

Currently, nearly half of the County’s land area restricts housing development to single-detached dwellings.¹ Laws excluding multi-family buildings or townhouses from these areas date back to the 1930s, and the Missing Middle Housing Study has [documented](#) the relationship between this legacy of exclusion and a lack of housing opportunities for a diverse community. This inequity in Arlington’s lower density residential areas has worsened with the growing replacement of original, smaller, single-detached housing with much larger single-detached houses. This trend of redevelopment is a result of aging housing stock, rising land costs resulting from housing demand exceeding limited supply, and restrictive zoning regulations that only enable single-detached housing forms. Given these constraints, the County Board directed staff to identify potential housing options that could offer alternatives to the five- and six-bedroom individual homes that are being built when older homes are torn down and that sell for prices that are out of reach for most households.

Over the past two years, County staff has sought feedback from organizations, neighborhoods, and individuals throughout Arlington to identify [community priorities and concerns](#) for expanding housing choice, housing types that should be studied, and a preliminary policy framework for expanding housing choice in a way that balances community priorities and concerns. The proposed GLUP and ACZO amendments would implement new policies and regulations that would expand housing options throughout Arlington.

BACKGROUND: The following table summarizes the phases and activities of the Missing Middle Housing Study to date:

Phase	Purpose	Activities
Pre-Planning December 2019 – September 2020	<ul style="list-style-type: none"> - Develop study scope, approach, and community engagement plan - Research Arlington’s housing market, existing housing choices, 	<ul style="list-style-type: none"> - Community engagement on the scope of work - Research Compendium that provides a starting point for community discussion - County Board work session

¹ This report uses the terms “single-detached” and “one-family” to refer to development that includes one detached dwelling on a lot. “One-family” is the term used in the ACZO.

	and the evolution of land use policies and zoning	
Phase 1 October 2020 – October 2021	<ul style="list-style-type: none"> - Build a common understanding of the need for expanding housing choice - Identify community priorities and concerns - Identify housing types to study in Phase 2 	<ul style="list-style-type: none"> - Listening tour to identify community priorities and concerns - Engagement on Missing Middle Housing types - Phase 1 report documenting key priorities and concerns for expanding housing choice - Commission meetings on Phase 1 report - Staff report at County Board meeting
Phase 2 November 2021 – July 2022	<ul style="list-style-type: none"> - Analyze housing types within Arlington’s context, including considerations for design, locations, economic feasibility, opportunities, and impacts - Identify preliminary policy approaches, options, and tradeoffs for expanding housing choice 	<ul style="list-style-type: none"> - Virtual walking tours of existing Missing Middle Housing across Arlington - Engagement on Phase 2 Draft Framework: online feedback, direct stakeholder outreach, pop-up engagements, and commission meetings - County Board work session
Phase 3 August 2022 – On-going	<ul style="list-style-type: none"> - Consider GLUP and ACZO amendments to implement expanded housing choices - Recommend areas for future study 	<ul style="list-style-type: none"> - County Board-led community conversations and info sessions - LRPC and ZOCO meetings - Planning Commission and County Board public hearings on a request to advertise GLUP and ACZO amendments - Commission meetings - Upcoming activities: <ul style="list-style-type: none"> o Planning Commission and County Board final action (public hearings)

Phase 2 Framework and County Board Guidance

In the spring of 2022, County staff engaged the community on a preliminary approach for expanding the range of housing options that are allowed within Arlington’s lower density residential neighborhoods. This draft framework included specific policy choices and tradeoffs for public input that sought to balance the community priorities and concerns identified during Phase 1 of the study. Staff presented the draft framework and a summary of community feedback to the County Board at a work session on July 12, 2022. At this work session, the Board directed staff to proceed with drafting GLUP and ACZO amendments, consistent with the framework policies to allow new housing options in all areas zoned only for single-detached development.

Phase 3 Engagement and Request to Advertise

A key component of Phase 3 included County Board-led engagement, including 20 community conversations with Board members held in September and October 2022. Based on the [input received](#) through these engagement opportunities, the Board requested that staff develop additional options for key topic areas, including the number of units allowed within a multiplex, tree requirements, and a potential annual cap on permits issued. Phase 3 engagement has also

included four meetings with the Planning Commission's Long Range Planning (LRPC) and Zoning (ZOCO) Committees, and the Planning Commission's consideration of the request to advertise (RTA).

At its January 25, 2023, meeting, the County Board [authorized advertisement](#) of GLUP and ACZO amendments for public hearings at the March Planning Commission and County Board meetings. This advertisement set the range of options that can be considered for adoption in March. Key elements of the scope of advertisement include allowing housing types with up to six units per site, a development cap for these housing types of up to 58 permits per year (with an option for a five-year sunset on the cap), additional requirements for trees, a range of options for where buildings with five or six units would be allowed, limitations on the overall size of buildings (gross floor area), design and site layout standards, and minimum parking requirements that vary by site-specific factors.

DISCUSSION:

ARLINGTON'S COMPREHENSIVE PLAN

Allowing for expanded housing choice is grounded in Arlington's Comprehensive Plan [Affordable Housing Master Plan](#) goals, adopted in 2015, to have an adequate supply of housing for the community's needs, ensure that all segments of the community have access to housing, and ensure that housing efforts contribute to a sustainable community. More broadly, Arlington's [Comprehensive Plan](#), originally adopted by the County Board in 1960, guides future development and ensures that Arlington continues to be a safe, healthy, convenient and prosperous community. The Comprehensive Plan has grown over time, and today consists of eleven elements that contribute to Arlington's future. The [Essential Guide to Arlington County's Comprehensive Plan](#) provides a detailed overview of all eleven elements and how they work together to guide decisions about the County's future. In addition to the Comprehensive Plan, Arlington has introduced a racial equity framework, [RACE: Realizing Arlington's Commitment to Equity](#), which builds on existing efforts to expand equity in areas such as digital access, housing, and public health and seeks to make equity a basic consideration in all functions of County government. Together, this emphasis on equity and the County's existing Comprehensive Plan result in a combination of policies and programs with the aim of directing future development in a manner that results in an equitable Arlington for all.

The [Missing Middle Housing Study Research Compendium: Bulletin 5](#) provides a primer on specific policy areas within the County's Comprehensive Plan that often interface with land use planning and housing. Each section introduces information related to existing policies and programs that guide change in the particular policy area, explores data trends in the area, and provides updates related to recent or future actions that the County has taken or plans to take related to the policy area.

Since the 2020 publication of the Research Compendium, additional policies and programs have been adopted or are under development which interface with Arlington's planning for growth and change. Flood Resilient Arlington's Land Disturbing Activity (LDA) 2.0 upgraded the

regulatory program for single-detached homes to improve on-site stormwater management, with increased emphasis on stormwater quantity and system-scale investment in major new stormwater facilities. There is also ongoing work on design guidelines to facilitate more flood resilient redevelopment on properties subject to higher risk of flooding and a Risk Assessment and Management Plan (RAMP), including climate projections, inundation maps, risk and vulnerability analyses, costs of inaction, and mitigation and adaptation strategies. A preliminary draft of the [Forestry and Natural Resources Plan](#) has also been released and is expected to be proposed for adoption as the twelfth element of Arlington's Comprehensive Plan. The draft plan identifies numerous recommendations for tree conservation, for studying lot coverage and building placement requirements, and for leveraging special exception development review to meet forestry and natural resource goals.

In the context of all these different policy areas, allowing for expanded housing choice is one of many strategies under the Comprehensive Plan that work together to enable the County's vision as a diverse and inclusive world-class urban community. However, the community priorities and concerns identified through the Missing Middle Housing Study establish the need for more specific land use policy guidance regarding the County's priorities for expanded housing choice in the County's General Land Use Plan (GLUP), which serves as the foundation for the proposed Zoning Ordinance implementation strategies outlined in this report.

GENERAL LAND USE PLAN AMENDMENT

Arlington's [General Land Use Plan \(GLUP\)](#), an element of the [Comprehensive Plan](#), is the primary land use policy guide for the future development of the County. The GLUP includes a map and a booklet that describes the land use vision for the County as a whole and for distinct special planning areas. The booklet also contains the County's adopted Development and Growth Goals, which articulate the County's focus on high density development within Metro Station areas and preservation and enhancement of "existing single-family and apartment neighborhoods" and to provide housing at a range of price levels and densities.

As part of the Missing Middle Housing Study's Phase 3 work, staff is proposing an amendment to the GLUP booklet and map (Attachment 2) that would add a new subsection (5.4) within the GLUP Booklet's "Special Planning Areas" section. The new subsection describes a new vision for expanding housing options within Arlington's lower density residential areas, formulated from community input received during the Missing Middle Housing Study process. This subsection describes the overall policy goals and objectives for enabling new housing options in areas currently limited to single-detached housing and ties those goals to previously adopted County plans and policies, such as the GLUP's Development and Growth Goals and the Affordable Housing Master Plan, which is another element of the Comprehensive Plan. The specific goals for Arlington's lower density residential areas are:

- **Economic Sustainability:** Providing equitable housing options for more Arlingtonians at wider income levels and stages of life throughout the Arlington community.

- **Environmental Sustainability:** Including opportunities for tree planting, options for reduced on-site parking requirements, more compact building design, and leveraging the capacity of existing and planned future infrastructure investments.
- **Neighborhood Vibrancy:** Building on and maintaining valued neighborhood features including community and public uses, enhanced walkability, emerging micromobility, opportunities for connections to nature, connections to neighbors, and diversity and inclusion.

The proposed GLUP amendment articulates the challenges with Arlington’s current exclusionary land use policies across its lower density residential areas and the incompatibility of such policies with the County’s vision and Comprehensive Plan goals.² In setting forth a new vision for housing opportunities throughout the Arlington community, the proposed GLUP amendment explicitly interprets the Development and Growth Goals as promoting preservation and enhancement of single-detached and apartment neighborhoods as diverse neighborhoods with a mixture of housing types, rather than mutually exclusive areas. The proposed amendment also establishes consistency of this new land use vision with other elements of the Comprehensive Plan, suggests ongoing investment or coordination needs to support expanded housing choice, and references the mechanisms in the Zoning Ordinance to implement this new land use policy.

As recommended by the Planning Commission, the proposed GLUP amendment also adds text to section 3.0 of the booklet: “Planning History and the Development of the General Land Use Plan.” This new language provides additional context for Arlington’s land use planning history, particularly how zoning decisions that pre-date the GLUP’s initial adoption in 1961 contributed to racial segregation. The proposed text also acknowledges the GLUP’s role in carrying forward inequitable residential land use policies from an earlier era.

In addition to considering changes to the GLUP booklet, staff considered if it was necessary to also amend the GLUP map to convey a policy supportive of expanded housing choice throughout the Arlington community. The GLUP map legend includes a range of densities envisioned for most land use designations, including a density range of 1-10 units/acre for the “Low” Residential designation that is typical for the R zoning districts under consideration for expanded housing options. During the Phase 3 LRPC meetings, staff shared analysis of existing housing densities for areas with the “Low” Residential (1-10 units/acre) GLUP designation (Figure 1). The average density of these areas, countywide, is 5.0 units per acre, with only a few areas exceeding 8 units per acre, and none exceeding 10 units per acre. Staff anticipates that the average density of housing in “Low” Residential areas would remain within 1-10 units per acre with incremental development of house-scaled, multi-unit land uses, such as duplexes, townhouses, and multiplexes, interspersed with existing and new single-detached development.

² Arlington County Vision Statement: “Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.”

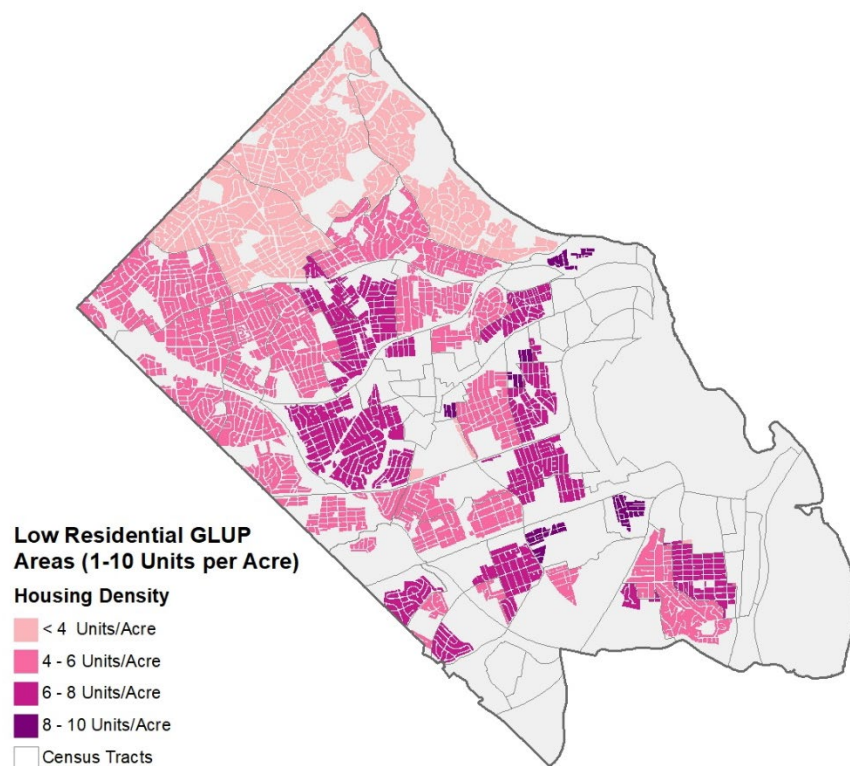


Figure 1: Housing Density in “Low Residential” (1-10 Units per Acre) GLUP areas, by census tract
Source: CPHD Master Housing Unit Database, 2022

To further reinforce the policy of supporting the County’s land use planning goals and objectives for a range of lower density housing options within the “Low” Residential areas, the proposed GLUP amendment includes an update to the “Range of Density/Typical Use” in the GLUP map legend, to include one-family dwellings, accessory dwellings, and expanded housing option uses.

ZONING ORDINANCE AMENDMENT

The proposed ACZO amendment would prescribe standards and processes for implementing the recommendations of the proposed GLUP amendment to allow a greater range of low-scale, low-density housing choices in areas currently zoned primarily for one-family development.³ This section of the staff report presents the issues that were analyzed in developing potential strategies, staff recommendations, and, where the County Manager’s recommendation is not provided, key considerations for the County Board. Key elements of the proposed ACZO amendment have been evaluated using the following interrelated considerations:

- Missing Middle Housing Study goals: increase housing supply and range of housing options available;

³ When discussing the ACZO and draft amendments, this report uses the terms “one-family,” “two-family,” and “multiple/multi-family,” to maintain consistency with definitions in the ordinance.

- Proposed GLUP amendment goals: economic sustainability, environmental sustainability, and neighborhood vibrancy;
- Phase 1 community priorities and concerns: including reducing housing costs, providing more housing opportunities, and mitigating potential negative impacts of growth and change;
- Racial equity lens: the extent to which policy choices would advance the County’s mission to eliminate, reduce, and prevent racial disparities, including considerations of who benefits, who is burdened, and who is missing; and
- Good planning and zoning practice and established County policy goals.

Zoning Mechanism: Expanded Housing Option Development (§10.4)

The proposed ACZO amendment would establish a new zoning mechanism to expand the housing types allowed in areas currently limited to single-detached development. This zoning mechanism is proposed to be located within a new section of Article 10: §10.4, Expanded Housing Option Development (“EHO”). Article 10 is the ACZO section that currently includes regulations for unified residential, unified commercial/mixed use, and residential cluster development. The proposed EHO development section is similar to the other sections in Article 10 in that each are optional development paths that are only permitted within specified zoning districts. The amendment re-titles Article 10 from “Unified Developments” to “Unified, Cluster, and Housing Option Developments,” to better reflect the range of development options.

Placing the regulations for EHO development in Article 10, rather than within the R district regulations in Article 5, allows the County to set zoning standards for EHO that are tailored to community priorities and concerns for these housing types, such as parking, trees, and development patterns that are compatible with their neighborhood context. While many of these standards duplicate the current standards for one-family detached development (e.g., height, setbacks, coverage), some standards are more restrictive (e.g., maximum gross floor area, site layout and design standards, modifications), and some standards are less restrictive (e.g., parking requirements). A summary table comparing the proposed zoning standards for EHO development to current one-family standards is provided as Attachment 7.

Purpose (§10.4.1) and Applicability (§10.4.2)

The purpose section reiterates the purpose and goals for EHO development and corresponds with the policies and goals established in the proposed GLUP amendment. Properties located within the R-20, R-10, R-8, R-6, and R-5 districts (“R-5 to R-20”) are proposed to be eligible for EHO development. These five zoning districts currently only allow one-family dwellings and accessory dwellings, by-right. Discussion of applicability for R-5 to R-20 sites that overlap with established planning districts shown on the GLUP Map is provided later in this report.

Uses (§10.4.3)

The County Manager has no recommendation for the specific housing types and maximum number of units that should be enabled through EHO zoning. There is no land use planning basis for excluding any of the advertised use options, given the proposed standards for mitigating

impacts; the analysis below discusses other factors the County Board may wish to consider. A description of the study process leading to the advertised uses is provided.

The Missing Middle Housing Study included an evaluation of a range of housing options that are currently prohibited or require special exception approval in R-5 to R-20 zoning districts and whether and how these housing types could meet goals for increased housing supply and choice. A key finding of this evaluation was that several housing types could meet community priorities for expanded housing choice, and that these housing types could be built within the ACZO's current building height, placement, and coverage standards for one-family development.

A locational analysis concluded that Arlington features a wide range of residential parcel sizes and configurations, ranging from less than the minimum 5,000 sf required in the R-5 zoning district to sites larger than one acre. While housing types with more units may be more challenging to accommodate on smaller lots, due to market demand for on-site parking spaces and zoning standards, larger lots provide an opportunity to permit a building size no greater than what is currently permitted for a one-family dwelling, yet with sufficient square footage to accommodate up to eight units within a multi-family building.

The County's consultant conducted financial and economic analysis and concluded that buildings with six to eight units would produce lower cost housing than buildings with fewer units, due to the ability to spread land and construction costs over more units. This potential for reduced housing costs, combined with the ability to accommodate larger buildings on larger parcels in Arlington, was a key consideration in developing potential zoning options to allow up to eight units.

While the County Board did not advertise an option that would permit seven- or eight-unit buildings through EHO development, the opportunity to allow up to six units ("six-plexes") through EHO development is consistent with the Missing Middle Housing Study goals of increasing housing supply and range of housing options available, proposed GLUP amendment goals, and Phase 1 community priorities and concerns. Providing up to six units through EHO development also would provide a much greater level of housing attainability. As detailed in the Equity Analysis attached to this report (Attachment 11), six-plexes provide the greatest opportunity for housing attainability, among the options advertised. The consultant's economic analysis finds that a four-plex unit would likely cost 21 - 35% more than a six-plex unit on a similar-sized lot.⁴ Options that increase the opportunities for six-plex development are also the most consistent with the goals of economic sustainability, environmental sustainability, and neighborhood vibrancy, as described in the proposed GLUP amendment.

⁴ [Consultant Analysis of Missing Middle Housing Alternatives](#), April 28, 2022, Table 1 (Multiplex Alternatives 2 and 3, Fourplex Alternatives 3 and 4)

The EHO uses that are included within the scope of advertisement include the following:

- Two-family dwellings:
 - Duplexes (i.e., two vertically stacked units within a single building),
 - Semidetached (i.e., two side-by-side units separated by a common wall),
- Townhouses with three units (i.e., three side-by-side units separated by common walls), and
- Multiple-family buildings with at least three and no more than six dwelling units (i.e., triplexes, fourplexes, and other multiplexes).

The proposed zoning text would add the term “expanded housing option uses” to the definitions section of the ACZO (§18.2). This definition would encompass the adopted housing types from §10.4.3. Modernization of other definitions could be considered through future zoning studies.

If the County Board chooses not to adopt zoning text that would allow the full range of uses advertised, references to these uses would need to be eliminated throughout the zoning text for consistency.

By-Right Development (§10.4.4.A)

EHO development on sites of one acre (43,560 square feet) or less would be permitted by-right, meaning that applications that meet all applicable requirements are approved administratively, rather than approved by the County Board. This proposal mirrors the existing approval process for most one-family development. Consistent with public discussion throughout the process, and confirmed by the economic analysis developed in Phase 2, staff has determined that potential EHO development should be subject to an approval process that is on equal footing with typical one-family redevelopment. Requiring additional public review (i.e., special exception approval by the County Board) would add significant cost and delay to EHO development projects, ultimately making such housing less attainable and less likely to be an economically viable alternative to typical one-family replacement houses.

However, staff has also determined that for sites greater than one acre, where it is likely that multiple EHO developments could be proposed, additional community review and legislative approval by the County Board is warranted. For sites with an area of one acre or larger, see the section below, “Special Exception Development (§10.4.4.B).”

Density and Dimensional Standards (§10.4.4)

Minimum Site Area (Option 2-Series)

The advertised ACZO amendment includes five options for regulating minimum site area.⁵

⁵ “Site area” and “lot area” are distinct terms within the Zoning Ordinance. Site area is the total land area of all lots within a development project. Lot area is the land area of an individual lot. For example, a semidetached development could have a site area of 6,000 square feet, subdivided into two separate lots of 3,000 square feet each.

These options provide a range of alternatives that respond in different ways to three areas of community feedback:

1. Enabling buildings at the higher end of the EHO range (e.g., five or six units) in areas near transit options,
2. Requiring larger site areas for buildings at the higher end of the EHO range, and
3. Encouraging a range of housing opportunities in all residential areas of the County.

Maps and charts comparing these five site area options are included as Attachment 8.

This element of the ACZO amendments is one where the County Manager has no recommendation. The advertised options each place a different emphasis on values such as equity and responsiveness to community concerns, and it is left to the County Board to determine how to weigh those values. A description of the options and key considerations for each are as follows:

Option 2A would establish a minimum site area for EHO development at the same minimum lot area required for each R zoning district. For example, the recommendation for minimum site area for EHO development in the R-10 district is 10,000 square feet, and the recommendation for the R-6 district is 6,000 square feet, matching the existing minimum lot area standards for one-family dwellings in these districts. This option would permit all of the EHO uses on any site that meets the minimum site area requirements, and all other applicable standards. In practice, some housing types may not be viable on smaller sites due to standards for setbacks, coverage, building height, and parking that prevent the construction of larger buildings on smaller sites. Still, this option would enable the greatest level of housing attainability.

Options 2B through 2E would also duplicate the minimum site area for each R zoning district for EHO uses with two to four units. However, if five- and six-unit buildings are enabled, these options each present a different approach for site area standards for five- and six-unit buildings.

Option 2B would establish a greater minimum site area requirement for five-unit buildings (9,000 square feet) and 6-unit buildings (10,000 square feet) in R-5, R-6, and R-8 zones. Staff's analysis of six-plex site diagrams indicates that these are the likely site areas that would be required for a viable development at a parking ratio of 1 space per unit (i.e., six on-site parking spaces for a six-plex). However, smaller sites for five- and six-plexes are feasible if fewer parking spaces are provided (e.g. three or four spaces for a six-plex). See site diagrams in Attachment 12. Pending parking requirements, this option may reduce the overall viability of five- and six-plexes and is one of the most restrictive options advertised.

Option 2C is a variation on Option 2B that would enable five- and six-unit buildings on sites within specified distances of transit networks, reducing barriers to these typologies while still responding to community concerns.⁶ Outside transit-proximate areas, the greater site area

⁶ "Transit-proximate" definition for Option 2C (distance to station/stop): 3/4 mile from Metrorail, 1/2 mile from Premium Transit Network, or 1/4 mile from Primary Transit Network

standards for Option 2B (9,000 square feet for five units and 10,000 square feet for six units) would apply. This option reflects the possibility of lower parking ratios in transit-proximate areas, which could make five- and six-unit buildings more feasible on smaller sites. See site diagrams in Attachment 12.

Option 2D would prohibit five- and six-unit buildings on R-5-zoned sites that are less than 6,000 square feet. This option reflects feedback from the Phase 3 engagement to enable more housing options on medium-sized size sites that are typically closer to transit, while removing the possibility of five- and six-plexes on the smallest lots. Similar to Option 2C, this Option would reduce barriers to five- and six-plexes while still responding to community concerns. Option 2D has also been informed by the concept diagrams developed during the ZOCO process, indicating that six-plexes are feasible on medium-sized sites, particularly in situations with lower parking requirements. See site diagrams in Attachment 12.

Option 2E is similar to Option 2C, but with a narrower definition of transit proximity⁷ and the highest minimum site area requirements, among the five options, for sites outside these transit-proximate areas (12,000 square feet for five- or six-unit buildings, except in R-20 zones). Staff's site diagram analysis (Attachment 12) indicates that six-plex development on sites of 10,000 – 11,999 square feet is viable, with six on-site parking spaces, including some individual units that would be accessible and/or could accommodate three bedrooms.⁸ This option would restrict five- and six-plexes on sites within this size range despite their ability to meet multiple objectives of attainability, accessibility, family-sized units, on-site parking, and tree requirements that would match or exceed the standard for one-family development. As a result, this Option may be the most restrictive and reduce the overall viability of five- and six-plexes.

*Comparison of Minimum Site Area Options for 5-6 Dwellings
(Site Area in Square Feet)*

Option 2A	R-20	R-10	R-8	R-6	R-5
5 - 6 dwellings	20,000	10,000	8,000	6,000	5,000
Option 2B	R-20	R-10	R-8	R-6	R-5
5 dwellings	20,000	10,000	9,000	9,000	9,000
6 dwellings			10,000	10,000	10,000
Option 2C					
Transit Proximate Sites (Wider Definition)	R-20	R-10	R-8	R-6	R-5
5 - 6 dwellings	20,000	10,000	8,000	6,000	5,000
Non-Transit Proximate Sites	R-20	R-10	R-8	R-6	R-5
5 dwellings	20,000	10,000	9,000	9,000	9,000
6 dwellings			10,000	10,000	10,000

⁷ Transit proximate" definition for Option 2E (distance to station/stop): 1/2 mile from Metrorail, or 1/4 mile from Premium Transit Network

⁸ The average size of a 3-bedroom committed affordable unit in Arlington is 1,110 square feet. Multi-family buildings with 4 or more units are required to provide accessibility features for ground floor units, per the Fair Housing Act.

Option 2D	R-20	R-10	R-8	R-6	R-5
5 - 6 dwellings	20,000	10,000	8,000	6,000	6,000
Option 2E					
Transit Proximate Sites (Narrower Definition)	R-20	R-10	R-8	R-6	R-5
5 - 6 dwellings	20,000	10,000	8,000	6,000	5,000
Non-Transit Proximate Sites	R-20	R-10	R-8	R-6	R-5
5 - 6 dwellings	20,000	12,000	12,000	12,000	12,000

Equity and Planning Considerations for Minimum Site Area Options

As discussed above in the “Uses” section of this report, and further described in the Equity Analysis (Attachment 11), five- and six-plexes are a key component to supporting the County’s goals for racial equity.

Among the five options for minimum site area, **Option 2A** best meets the goals of providing maximum opportunities for housing supply and a range of housing choices. **Options 2C and 2D** each set some limitations on five- and six-plex development, eliminating the opportunity for these housing types on smaller sites where the development of these structures would already be less likely due to physical constraints or economic considerations. **Options 2B and 2E** provide the least opportunity for supporting goals for housing supply and choice, prohibiting five- and six-plexes on many sites where they could be accommodated within the proposed zoning standards. **Option 2B** would exclude five to six units from sites smaller than 9,000 to 10,000 square feet, including sites with transit-rich neighborhoods that could accommodate this form of development if each unit does not require a dedicated parking space on-site. **Option 2E**, which sets a minimum site area of 12,000 square feet for five to six units, excludes this housing type from most R-10-zoned sites, areas which are estimated to include only 21% residents of color.⁹

Minimum Lot Area and Width

The proposed ACZO amendment distinguishes between “site area” and “lot area” so that semidetached and townhouse dwellings can be subdivided into two or three individual lots, subject to the requirements of [Chapter 23 of the Arlington County Code \(Subdivisions\)](#). In the case of subdivisions, the total of all lots in a development must meet the minimum site area requirements, and each individual lot must meet the minimum lot size and width requirements.

Minimum lot area for individual semidetached and townhouse units are proposed to be 1,300 square feet, matching the current standard for the R2-7 district. Proposed minimum lot widths are 16 feet for townhouses (limited to three units) and 24 feet for semidetached units. These lot area and width standards allow for fee simple subdivisions for these housing types, resulting in lots that can be individually owned. Lots that are subdivided under these provisions could only be used for semidetached or townhouse uses. Detached houses would still need to meet the minimum lot area and width requirements for their zoning district.

⁹ CPHD Demographic Estimates by Zoning District, 2022

Duplex and multi-family buildings that include vertically stacked units cannot be subdivided. The lot area and width requirements for these types are the same as the site area and width requirements. However, units within duplex and multi-family buildings can also be individually owned as condominiums or cooperatives.

Maximum Building Height

Responsive to GLUP goals for Neighborhood Vibrancy and community concerns regarding the compatibility of EHO development with surrounding lower residential development, the proposed ACZO standards would apply the current one-family maximum height limit of 35 feet to EHO development. The rules for measuring height are described in ACZO [§3.1.6](#), and no changes are proposed to that section.

Maximum Gross Floor Area (Option 11-Series)

The advertised ACZO amendment includes two options for maximum gross floor area, which would set an additional restriction on the size of an EHO building, in addition to setback, height and coverage regulations. Gross floor area is defined in [§3.1.1.C](#), and is generally the sum of all interior floors of the main building except for garages used for parking.

Option 11A mirrors the Phase 2 framework standard that would limit gross floor area based on the number of units provided within a building. These limits are as follows: 4,800 square feet for a two-unit building (duplex or semidetached), 6,000 square feet for three units (multi-family/triplex or townhouses), 7,200 square feet for four units, and 8,000 square feet for five or six units. While the sizes of individual units would not be regulated, this requirement would result in an average unit size that decreases as the number of units increases, facilitating buildings that are comparable in scale to new one-family detached houses and that provide comparatively more modest-sized living areas in neighborhoods where new construction often results in five- and six-bedroom houses.

During the ZOCO review process, participants expressed concerns that Option 11A would discourage EHO development by adding new limitations to the building envelope, beyond the current limitations of setbacks, height, and coverage. It is also possible that the maximum of 4,800 square feet for a two-unit building could prevent the owner of a larger single-detached house from adding a second unit through interior renovations.

Option 11B would set a maximum floor area standard only for semidetached (5,000 square feet total) and townhouse (7,500 square feet total) EHO development. These maximums would allow an average unit size of 2,500 square feet for these housing types, a size that can meet the needs of many households but is smaller than recently-built semidetached and townhouse dwellings in Arlington.

Option 11C, which would have eliminated the gross floor area standard, was removed from the scope of advertisement by the County Board.

Staff is proposing a hybrid of Options 11A and 11B, which would set the following maximum gross floor area standards:

Use	Maximum Gross Floor Area (Square Feet)
Duplexes	4,800
Semidetached	5,000
Townhouses	7,500
Multiple-Family:	
3 units	6,000
4 units	7,200
5-6 units	8,000

Staff has evaluated Option 11B in contrast with Option 11A, which was originally proposed in the Phase 2 Framework. Option 11B would establish no maximum gross floor area for duplexes, triplexes, and buildings with four to six units. While not regulating gross floor area could create a greater incentive for larger buildings, thus supporting EHO development, the proposed limits on maximum gross floor area meet three objectives, consistent with the study goals and community priorities and concerns:

- Incentivizing housing options with more units by increasing the gross floor area as the number of units increases, thus supporting goals for increasing housing supply;
- Encouraging modest-sized individual dwellings within a building, thus supporting lower cost options; and
- Limiting the total size of the building, thus supporting neighborhood compatibility priorities.

Flexibility within the proposed standards for slightly larger duplexes and townhouses may support larger unit sizes (and facilitating more family-sized units) in the EHO products with fewer units, without significantly expanding the total building size.

Applicability with GLUP Planning Districts (§10.4.2, Option 10-Series)

Two options have been advertised related to sites zoned R-5 or R-6 that overlap with established planning districts shown on the GLUP Map.¹⁰ Only a limited number of R-5 and R-6-zoned parcels (approximately 136 in total) are located within these planning districts, primarily within the Columbia Pike and Cherrydale Special Revitalization Districts, and a small number of properties in the East Falls Church Neighborhood Center District.

Option 10A would exclude these properties from eligibility for EHO development. Many of these sites have more specific planning guidance that encourages redevelopment through a different implementing mechanism, such as a rezoning/site plan approval or a form based code.

¹⁰ There are no R-8, R-10, or R-20 sites located within GLUP-designated planning districts.

This option would give priority to adopted land use recommendations for these planning districts.

Option 10B would enable EHO development on these sites. Property owners would have multiple redevelopment paths, including by-right one-family or EHO development and potential for higher density development through existing zoning mechanisms. Allowing by-right EHO development within these planning districts could undermine long range recommendations for redevelopment, particularly for sites that are adjacent to key properties along Columbia Pike and Langston Boulevard that are planned for development at a higher density than would be allowed for EHO.

Staff has evaluated the plan recommendations for sites with R-5 and R-6 zoned parcels located within these planning districts. In the Cherrydale (approximately 49 properties) and Columbia Pike Special Revitalization Districts (approximately 82 properties), adopted plans envision that parcels zoned R-5 and R-6 would be assembled with other properties located adjacent to or proximate to the planning corridors for redevelopment projects meeting plan goals including mixed use development, improvements to the public realm, walkability, increased housing supply, housing affordability, and creation of coordinated buffer or transition zones to lower density residential areas. Within these planning districts, there are locations where reinvestment has not yet occurred and assembly of the R-5 and R-6 zoned parcels with parcels along the corridor frontage could realize identified plan goals for the revitalization district. In the East Falls Church Neighborhood Center District, the properties that would be affected by these options are a telecommunications facility with a site area greater than one acre and two houses that did not redevelop as part of an adjacent townhouse development.

Given the potential to support reinvestment within these planned areas, staff recommends that sites within GLUP planning districts should not be eligible for EHO development at this time (**Option 10A**). This approach would reinforce existing land use tools as the preferred path for redevelopment of these sites.

There are sites in the Cherrydale and Columbia Pike Revitalization Districts where reinvestment has already occurred and adjacent R-5 and R-6 parcels would likely not be assembled in the future or where individual property owners have reinvested in their properties and assembly is less likely. In these areas, it may be appropriate to study the revitalization district boundaries as part of future processes for potential adjustments to better reflect new conditions and reinvestment that has already occurred according to the plan vision. Potential boundary adjustments could remove sites that are unlikely candidates for redevelopment via a site plan or a form-based code use permit process, thus making these sites eligible for EHO development.

Special Exception Development (§10.4.4.A)

Sites zoned R-5 to R-20 with an area of one acre or larger are primarily institutional uses, such as houses of worship, private schools, or private clubs, or a single house on a very large lot. There are approximately 130 of these larger R-zoned properties in Arlington. While most of these sites

are not expected to change use, under current zoning it is possible that they could be subdivided for by-right, one-family development consistent with existing standards.

EHO development is expected to occur incrementally on properties currently occupied by one-family dwellings, either through redevelopment or adaptive reuse of existing houses. The localized impacts of new housing types are expected to be manageable because the pace of change will be gradual and incremental, with individual development sites interspersed with existing one-family development. Sites larger than one acre that could potentially accommodate multiple buildings may need a higher level of review to ensure that potential development impacts are appropriately mitigated.

The proposed zoning text would require EHO development on sites of one acre or larger to receive County Board approval of a special exception use permit. The zoning standards for use permit development would be the same as for by-right development, but the County Board would have the ability to modify these standards, consistent with the purpose and intent described in §10.4.4.B.1 of the proposed zoning text. The County Board could also require development conditions that mitigate potential impacts.

Property owners would still be permitted to develop any use currently allowed within their zoning district, including one-family dwellings, and they could request a change in land use through an existing public process, such as a Special GLUP Study with a rezoning/site plan.

Bulk, Coverage and Placement (§10.4.4.C)

Maximum Lot Coverage (Option 4-Series)

Lot coverage refers to the percentage of a lot's total square footage that is consumed by buildings, driveways, and other similar site improvements. Certain types of structures count toward a lot's coverage, and those features are specified in [§3.1.4.A](#) of the ACZO.

The current maximum lot coverage requirements for one-family dwellings were adopted in 2005.¹¹ These standards vary by zoning district, and they allow increased coverage for development that includes a front porch of at least 60 square feet (3% of additional coverage) and/or a rear detached garage (5% of additional coverage). For example, in the R-10 district, the “base” maximum lot coverage for a one-family dwelling is 32% of the lot area, but a development with a front porch and rear detached garage is allowed up to 40% coverage.

A common theme from the Missing Middle Study's public engagement process was an interest in reconsidering lot coverage standards for all uses within R-5 to R-20, including one-family dwellings. While such changes are outside the scope of this study, standards for lot coverage and other related regulations may be examined as part of future studies. For example, the County's [draft Forestry and Natural Resources Plan](#) recommends considering future zoning changes to

¹¹ Prior to 2005, maximum lot coverage for one-family dwellings, regardless of zoning district, was 56%, with no bonuses. Current maximums, including all allowances, range from 33% in R-20 to 53% in R-5.

better align lot coverage requirements with County goals for natural resource management and housing.¹²

Within the framework that the total maximum lot coverage for EHO development would be the same as currently allowed for one-family dwellings, the advertised zoning text presents two possible approaches for regulating the 5% allowance for rear detached garages for EHO development.

The County Manager does not have a recommendation between the two advertised options for lot coverage. Each of these options places a different emphasis on community priorities such as supporting housing and tree retention goals and replicating current one-family development standards. Key considerations are as follows:

Option 4A would duplicate the current one-family standards, including the additional allowances for front porches and rear detached garages. **Option 4B** would maintain the 3% front porch allowance but reallocate the 5% of additional coverage allowed for providing a rear detached garage to the base lot coverage percentage. Continuing with the example of an R-10 lot, the proposed base maximum lot coverage under 4B would be 37% for EHO development, and the maximum that can be achieved with a front porch would be 40%.

Both options maintain the 3% coverage increase for front porches to support traditional neighborhood design principles and varied design features that support the overall neighborhood design aesthetics. Option 4B would apply the 5% of additional coverage allowed for a rear detached garage as base lot coverage allowed to meet the distinct needs of EHO development, such as more flexibility for parking arrangements within the parameters for parking locations and garage widths discussed in a later section of this report. By allowing increased lot coverage without requiring a rear garage, Option 4B could result in greater housing square footage allowed on a site within the proposed limits on height, setbacks, main building footprint and gross floor area, as compared to Option 4A. A rough estimate of the additional square footage allowed within Option 4B is approximately 500 to 1,500 square feet within in a building, which could allow for increased bedroom counts within each individual unit.

Option 4B could also provide greater opportunities for tree planting and retention, compared to Option 4A, because rear detached garages are allowed deeper within a backyard, where trees are often planted. Option 4B would not preclude accessory buildings, though, so the advantage for supporting tree canopy in rear yards is modest.

A comparison of Options 4A and 4B from the advertised zoning text is provided below.

¹² Strategic Direction 1.2.3.1, pages 29 – 31 of the August 1, 2022, draft

Option 4A

MAXIMUM LOT COVERAGE					
Categories	R-5	R-6	R-8	R-10	R-20
Maximum lot coverage (%)	45	40	35	32	25
Maximum lot coverage with porch(es) of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	48	43	38	35	28
Maximum lot coverage with detached garage in the rear yard (%)	50	45	40	37	30
Maximum lot coverage with detached garage in the rear yard and porch of at least 60 square feet (exclusive of any wrap around or side portion) on the front elevation (%)	53	48	43	40	33

Option 4B

MAXIMUM LOT COVERAGE					
Categories	R-5	R-6	R-8	R-10	R-20
Maximum lot coverage (%)	50	45	40	37	30
Maximum lot coverage with porch(es) of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	53	48	43	40	33

Maximum Main Building Footprint

The proposed zoning text maintains the identical standards for maximum square footage for a main building footprint as specified in the existing ACZO for one-family dwellings. These standards set both a maximum percentage and a square footage cap, with additional footprint allowed with the provision of a front porch. Groups of two semidetached units or three townhouse units would be considered a single main building for the purposes of calculating the maximum footprint.

Setbacks (§3.2.6)

The draft would amend §3.2.6 so that EHO development setback requirements maintain the same standards as for one-family dwellings. Minimum setback requirements from the street right-of-way and rear lot line are generally 25 feet, and setbacks from side yards vary based on the underlying zoning district. A useful [illustration](#) of these one-family setback standards is provided on the County website. Provisions specified in [§3.2.6.A.1.e.1.](#) for one-family dwellings that allow reduced street setbacks, based on the average setback of existing buildings on the same side of the block, would also apply to EHO development.

Accessory Uses (§10.4.5, Option 12-Series)

Two options for regulating accessory dwellings in combination with EHO development are included in the advertised zoning text.

Option 12A would prohibit accessory dwellings (ADs) in combination with EHO development. EHO development would provide the ability to add housing units to a property with

comparatively fewer restrictions than the zoning standards for accessory dwellings. Due to lot coverage restrictions and height restrictions on detached ADs, allowing detached ADs in combination with EHO development could encourage inefficient site layouts that interfere with objectives for stormwater management or retention of mature trees.

Option 12B would allow ADs in limited circumstances. First, recognizing that semidetached and townhouse dwellings could be subdivided into fee simple lots, each lot within these housing types would be allowed to have an interior AD. For example, an individual townhouse owner within an EHO development could receive a permit for an accessory dwelling within a basement. The second situation covered by Option 12B would allow a property owner with a pre-existing permitted detached AD to receive an EHO permit to establish a duplex within the main building on a lot.

ADs under either of these provisions would be subject to all the provisions of §12.9.2, including owner occupancy and restrictions on the size of the ADs. The owner occupancy requirement would in most cases preclude multiplexes from developing ADs, particularly if the multiplex is a condominium with multiple owners.

All other accessory uses allowed in R districts, per the R districts accessory use table specified in [§5.1.4](#) of the ACZO, would also be permitted with EHO development. Uses that require County Board approval of a use permit in R districts would maintain the same approval requirement for EHO development, and all applicable use standards in Article 12 would remain in effect.

Staff recommends Option 12B, which would allow accessory dwellings in combination with EHO development only in limited circumstances. This option provides some flexibility and opportunity to support goals for housing supply and variety, without impacting County goals for managing stormwater and supporting tree canopy.

Parking

Minimum Parking Requirements (§10.4.6.A, Option 5-Series)

At its July 12, 2022, Missing Middle Housing Study work session, the County Board provided guidance for staff to develop parking standards that vary based on a site's location and the availability of on-street parking. The advertised zoning text includes two "base" parking options (**Options 5A and 5C**) that would set minimum parking requirements based on two site-specific factors: 1) proximity of the site to a transit station or stop, and 2) whether or not the site is located on a cul-de-sac.

For both Options 5A and 5C, sites located within ¾ mile from a Metrorail station, ½ mile from a Premium Transit Network stop (i.e., Columbia Pike and Crystal City/Potomac Yard Transitway), or ¼ mile from a Primary Transit Network stop (i.e., higher frequency bus routes) would be designated as transit-proximate areas with lower parking requirements. The Premium and Primary Transit Networks are mapped on the County's [Master Transportation Plan](#).

Arlington Transit (ART) is currently working on developing their Strategic Plan which will replace the prior Transit Development Plan. WMATA is also working on developing their Better Bus Plan which is looking at reshaping the regional bus network. Both plans are scheduled to be completed this summer/fall, with ART bringing the plan to adoption to the County Board by fall of 2023. As part of both planning efforts, ART and WMATA are seeking to invest in providing improved bus service and necessary infrastructure to move Arlington residents and visitors safely and efficiently. These initiatives have the potential to realize significant improvements to service on the Primary Transit Network, consistent with the goals of the Master Transportation Plan.

Option 5A sets a minimum requirement of 0.5 spaces per housing unit for these transit-proximate sites.¹³ Option 5C would not require any minimum parking spaces for transit-proximate sites. Areas located outside these transit proximity areas would be required to have a minimum of 1 parking space per unit. Under Option 5A, transit-proximate sites located on cul-de-sacs would be required to have 1 parking space per unit, regardless of transit proximity.

The following table shows the approximate number of R-5 to R-20 zoned properties that are located within each of the transit distances specified in the draft zoning ordinance amendment.¹⁴

Category (Parking Options 5A/5C, Site Area Option 2C)	Approximate Number of Properties	Percent of Total R-5 to R-20 Properties
Within ¾ mile of Metrorail station	8,100	28%
Within ½ mile of Premium Transit Network stop (not within ¾ mile of Metrorail)	3,200	11%
Within ¼ mile of Primary Transit Network stop (not within ¾ mile of Metrorail or ½ mile of Premium Transit Network)	8,700	30%
Outside transit proximity areas	9,200	32%
Total R-5 to R-20 Properties	29,200	

Minimum Site Area Option 2E, discussed in an earlier section of this report, uses a narrower definition of transit proximity for the purposes of determining sites eligible for five- and six-unit EHO development: ½ mile from a Metrorail station and ¼ mile from a Premium Transit Network stop. Option 2E does not include the Primary Transit Network in its definition of transit proximity. The following table show the approximate number of R-5 to R-20 zoned properties that are located within each of these transit distances.

¹³ Development with an odd number of units would round the parking requirement up to the next whole number.

¹⁴ This table includes properties located on a cul-de-sac, which would not be eligible for the lower parking standard under Option 5A.

Category (Site Area Option 2E)	Approximate Number of Properties	Percent of Total R-5 to R-20 Properties
Within ½ mile of Metrorail station	3,600	12%
Within ¼ mile of Premium Transit Network stop (not within ½ mile of Metrorail)	1,400	5%
Outside transit proximity areas	24,200	83%
Total R-5 to R-20 Properties	29,200	

While adoption of either Option 5A or 5C with the narrower definition of transit proximity as included in Option 2E would be within the scope of advertisement, staff supports the proposed definition as advertised for 5A and 5C. Particularly for Metrorail, these stations serve as a neighborhood anchor for other services and amenities, with a catchment area that is much larger than ½ mile, increasing the likelihood of car-free and car-light households living within ¾ mile from Metro.

Maps comparing the transit-proximity definitions for properties zoned R-5 to R-20 is provided as Attachment 9.

Some sites may have nearby underutilized on-street parking, and the Master Transportation Plan encourages use of on-street parking as an alternative to requiring additional paving for off-street parking on private development.¹⁵ Therefore, Options 5A and 5C include the ability to request administrative approval of a parking reduction from 1 space per unit to a minimum of 0.5 spaces per unit if a parking survey conducted by the County demonstrates that the parking occupancy of the block is below 65% of available on-street spaces. The opportunity for a parking reduction with a parking survey would only apply to sites that are outside the transit proximity areas.

This parking survey must also demonstrate that the number of reduced parking spaces, if added to the spaces occupied in the survey, does not exceed 85% occupancy of available spaces on the block. The use of parking surveys to reduce the required number of spaces is adapted from the current parking standard for accessory dwellings specified in [§14.3.7](#) of the ACZO. Cul-de-sac sites are not eligible for reduced parking requirements with a parking survey.

Option 5B is an “elective” option that could be applied to modify either Option 5A or 5C. This option would remove the provision for sites not proximate to transit to request a parking reduction, meaning that 1 space per unit would be required in all cases.

Another elective option is **Option 5E**, which could also be applied as a modification to Options 5A or 5C. This provision would not require on-site parking if a new or expanded curb cut would result in the loss of an equivalent number of on-street parking spaces as the required off-street spaces. This option would likely only apply in very limited circumstances, such as if a new curb cut is required for a development with a minimum parking requirement of one space.

¹⁵ [MTP Parking and Curb Space Management Element](#), Policy 3 (pages 7-8)

Option 5D, which was recommended for advertisement by the Planning Commission and Transportation Commission, would have not set a minimum parking requirement for EHO development, instead letting the needs of an individual development determine the amount of parking provided. The County Board did not advertise this option.

Staff recommends **Options 5A and 5E**, which provide the best balance between the MTP goal of not requiring excessive on-site parking and aligning minimum parking requirements with site specific factors such as the access to high quality transit options and the everyday amenities that transit-rich environments provide. Areas with lower transit access are proposed for higher requirements; however, sites that can demonstrate an ample availability of on-street parking nearby, through an objective parking survey, will have an opportunity for a parking reduction of up to 50% of the required spaces.

Parking Space Locations (§10.4.6.B)

Some EHO uses will require more parking spaces than are typically provided for one-family development. The proposed zoning text includes new standards for the location of parking spaces that would balance the objectives of encouraging site designs that reflect neighborhood context and discouraging excessive impervious cover. The proposed amendment prohibits placing more than two parking spaces between the building and the street in R-5, R-6, and R-8 districts, with no more than three parking spaces allowed in R-10 and R-20 districts, where lots are wider. Sites with existing alley access would be required to access parking spaces from the alley and would be prohibited from locating parking spaces between the building and the street.

The proposed ACZO amendment also prohibits open-air “tuck-under” parking arrangements facing the front or side yards, requiring that all parking located below the building be located within a garage. Tuck-under parking facing a rear yard would be permitted, as rear parking areas would be hidden from public view.



Example of open-air tuck under parking in a 1950s-era building. This type of parking would be required to be enclosed under the draft zoning text.¹⁶

In response to feedback received during the ZOCO review process, the draft zoning text would limit the width of a curb cut to no greater than 17 feet. This is consistent with the current standards for single-family dwellings. If this provision is adopted, the County’s administrative standards for driveway entrances should also be updated. Updating these standards will not require County Board action.

Article 14 Parking Standards (§14.3.3)

ACZO §14.3.3.C.1 includes minimum standards for parking space dimensions and parking aisle widths. The proposed ACZO amendment would add a provision to clarify that one- and two-family dwellings, and EHO development, are subject to the parking space width and depth

¹⁶ Image source: Arlington County CPHD

standards but are exempt from the parking aisle width requirements. The requirement to provide a 23-foot wide parking aisle is not necessary for parking areas with few spaces that can be accessed with a typical residential driveway. Requiring such a wide parking aisle would also greatly increase the impervious area on a site, making it more difficult to achieve goals for stormwater management and tree canopy.

Other proposed changes to the Article 14 parking standards specify that, for the purposes of allowing parking in setback areas and accessing off-street parking spaces from the street, EHO development would have the same standards as one-family, two-family and townhouse residential development. The proposed ACZO amendment would also specify that tandem parking spaces are allowed with EHO development, but each set of tandem spaces would count as one space when determining compliance with parking requirements.

Design and Site Layout Standards

The proposed zoning text includes the following design standards that are intended to promote traditional neighborhood development patterns and compatibility with existing neighborhoods.

Garage Wall Width (§10.4.6.C)

The proposed text requires that the width of a street-facing garage wall attached to EHO development shall not exceed 50% of the street-facing façade of the entire structure. This standard would support attractive, pedestrian-oriented site design.

Building Entrance Orientation (§10.4.6.D) and Duplex Definition (§18.2, Option 9-Series)

The proposed text requires duplexes and multi-family buildings to have at least one exterior entrance facing the street or opening onto a porch that faces the street. For interior lots, entrances facing a side yard would be limited to one entrance on each side of the building. Corner lots would be limited to one entrance on each side of the building that faces an adjacent lot line. These standards encourage building orientation that addresses the street and are consistent with typical one-family detached development. Based on feedback from the ZOCO review process, an additional provision has been added that would allow no more than one exterior entrance to a building's lobby or any common areas.



Example of a stacked duplex with two street-facing entrances¹⁷

The draft standard for duplex entrances is inconsistent with the current definition of duplex dwellings in §18.2 of the ACZO, which prohibits two front entrances. Therefore, staff recommends the amending this definition to allow two front entrances for duplexes (**Option 9B**). Because the definitions in the ACZO apply countywide, this definitional change to allow two front entrances on a duplex would apply to all duplex dwellings, including those developed through EHO and other zoning

¹⁷ Image source: missingmiddlehousing.com

provisions, such as by-right and special exception duplexes in the R2-7 and “RA” districts. The proposed change to the duplex definition also removes the requirement that duplexes shall have “all exterior characteristics of a one-family attached dwelling.” Removing this clause is consistent with good zoning practice that standards should be objective and not subject to interpretation.

For semidetached and townhouse buildings, each individual unit would be required to have an entrance facing a street. This standard would prevent semidetached and townhouses designs that are oriented to a side yard.

Upper Story Stairs (§10.4.6.E)

During the ZOCO review process, participants expressed interest in prohibiting exterior stairs that provide access to dwellings located above the ground floor. This provision is included in the proposed ACZO amendment.



Example of side-oriented townhouses, which would not be allowed under the draft text for EHO development ¹⁸

On-site Trees (§10.4.6.F)

Tree canopy requirements for development in Arlington are located in the [Chesapeake Bay Preservation Ordinance \(CBPO\)](#), rather than the zoning ordinance. The CBPO tree canopy standards are specified in the Code of Virginia and require the provision of minimum tree canopy coverage for residential lots based on a dwelling units per acre standard.¹⁹ Within Arlington, this CBPO tree canopy requirement for one family development in R-5 to R-20 zoning districts is 20%, based on projected canopy at a maturity of 20 years. If the draft ACZO amendments for EHO development are adopted, the CBPO requirement for 20% canopy for one-family development would continue to apply to one-family development because the current R district regulations in Article 5 would not change. However, the CBPO canopy standard for EHO development, in most cases, would be either 10% or 15%, depending on the applicable dwelling units per acre standard. The percentage would be lower than the requirement for one-family development because the Code of Virginia specifies the lower percentage for residential development when there are a greater number of dwelling units per acre.

To support a greater number of trees retained or planted than the minimum 10% or 15% CBPO requirement, the advertised ACZO amendment includes requirements for shade tree planning or retention for EHO development. The County maintains a [list of shade trees](#) that would meet this requirement for newly planted trees. Trees preserved or planted to meet this site design requirement would also count toward a development’s CBPO tree canopy requirement. Depending on the specific development proposal (e.g., number of dwellings, site area, tree species), this provision would generally result in tree canopy coverage that is closer to parity with the CBPO requirement for one-family development. Furthermore, this standard would also

¹⁸ Image source: Google Maps

¹⁹ Code of Virginia [§15.2-961](#) prescribes the following percentages of tree canopy coverage for residential sites:

- 10% for residential sites zoned 20 or more units per acre
- 15% for residential sites zoned between 10-20 units per acre
- 20% for residential sites zoned 10 units or less per acre

apply to adaptive reuse or existing dwellings, which are not subject to the CBPO requirement because such renovations and alterations would not result in site grading and other land disturbance activity that would trigger the application of the CBPO requirement.

The County Board advertised a range of minimum shade tree requirements. For EHO development with two to four units, the Board can adopt a minimum no greater than four trees per site. For EHO development with five to six units, the Board can adopt a minimum no greater than eight trees per site. Staff recommends setting minimum shade minimums at the greatest level advertised:

- A minimum of four shade trees for sites with two to four dwelling units
- A minimum of eight shade trees for sites with five to six dwelling units

Because the 20% CBPO requirement for one-family development only guarantees a minimum of eight trees for one-family development on sites larger than approximately 14,000 square feet, the proposed requirement for five- and six-plexes would exceed the number of trees required for one-family development on the vast majority of lots. While this requirement could put some EHO development at a slight disadvantage compared to one-family regulations, it would also support County tree canopy goals. Further, staff's analysis indicates that the proposed requirements would not create a barrier for development. These minimum requirements would not preclude homeowners from voluntarily planting more trees than required, as many do today.

Screening (§10.4.6.G)

This section requires screening for HVAC units and trash collection areas, similar to the requirements in other zoning districts that currently allow two-family and townhouse development. HVAC and other equipment mounted on a roof would also need to be sited so that it is not visible from the street.

Limit on Annual Permits (§10.4.7, Option 7-Series)

One of the concepts that emerged from the County Board's Phase 3 community conversations in September and October 2022 was the potential for annual limits on EHO development activity, addressing community concerns about the impact of zoning changes on the pace of redevelopment of existing housing. A similar approach was in effect for the initial years of accessory dwelling permits, between 2009 and 2017. The annual cap on accessory dwellings (28 permits per year) was based on a contemporaneous staff analysis of the expected number of permits, based on the experience of accessory dwelling development in other jurisdictions.²⁰

The County Manager has no recommendation for whether to set an annual limit on EHO permits. As described in this report and the Equity Analysis (Attachment 11), EHO development would meet many County goals for housing, economic sustainability, environmental sustainability, and neighborhood vibrancy, and racial and socioeconomic equity compared to the status quo

²⁰ The County Board removed the annual cap on accessory dwellings via a subsequent ACZO amendment, adopted in 2017. During the time the cap of 28 permits was in place, the average number of permits approved per year was 2.5, with no more than six approved in any year.

alternative of large one-family replacement houses that are attainable to only the wealthiest households. Artificially capping the amount of EHO development could limit the ability to achieve these goals, but a cap would be responsive to concerns from the community engagement process about the pace of change.

The advertised ACZO amendment includes two options for setting an annual cap, plus an option (**Option 7B**) that would not impose a cap:

- **Option 7A** would allow the County Board to adopt a limit, or cap, of up to 58 EHO permits, per year.
- **Option 7C** would also allow the Board to adopt a limit of up to 58 EHO permits per year, but with a sunset provision that the cap would expire no later than 2028.
- For options 7A and 7C, the Board could also determine a method of distribution for the cap. The only method of geographic distribution with a rational basis that could be adopted, other than a single Countywide cap, is to base the caps on zoning districts (i.e., R-5, R-6, etc.).

As part of its action to authorize advertisement, the County Board set the scope of the cap for Options 7A and 7C at a maximum of 58 permits per year. The Board derived this number from the annual permitting activity for new construction in the R-5 to R-20 zones between 2020 and 2022 (average of 175.6 permits per year), setting the cap at one-third of this average, thus ensuring that the predominant type of new construction within R-5 to R-20 zones would continue to be one-family dwellings.

*Average Annual New Construction Permits in
R-5 to R-20 Zones, 2020 – 2022 ²¹*

Housing Type	R-5	R-6	R-8	R-10	R-20	TOTAL
Single-Family Detached	16.3	94.7	11.0	51.3	1.0	174.3
Single-Family Attached	1.3	0.0	0.0	0.0	0.0	1.3
Total New Construction Permits	17.3	94.7	11	51.3	1	175.6

For the purposes of a cap, an EHO permit would be a single development site (e.g., a group of townhouses or single multi-family building would each be one permit). The cap would have to apply to both new construction and conversion of existing buildings to EHO uses, through interior renovations or additions.

Staff anticipates, based on the consultant’s economic analysis and the experience of other communities that have enabled Missing Middle Housing through zoning reforms, that construction of EHO development would occur gradually over time, and replacement of older single-detached houses with new, larger single-detached houses would still be the most common type of change experienced in lower-density residential areas. Single-detached houses would still be a by-right permitted use with a high rate of economic return, simpler financing, and a well-

²¹ [Arlington County Development Tracking](#)

established track record in the marketplace. Thus, EHO development would yield incremental development of house-scaled, multi-unit land uses, such as duplexes, townhouses, and multiplexes, interspersed with existing and new single-detached development, as envisioned in the proposed GLUP amendment for lower density residential areas.

However, the options for imposing a development permit cap that have been advertised by the County Board may provide an additional assurance to the community that potential development will occur at a gradual pace. While the County Manager has no specific recommendation regarding imposing a development cap, staff is committed to monitoring the pace and distribution of development and evaluating the efficacy of EHO regulations, during the initial years of implementation.

Should the County Board decide to impose a development cap, staff has explored a geographic approach to setting permit caps based on the proportion of new construction activity in the subject zoning districts. A cap in R-5 and R-6 zones, combined, could be 37 EHO permits per year. This approach follows the County Board's methodology of one-third of the average annual new construction activity in these zones (112 permits * 1/3). Using the same approach, a cap in R-8, R-10, and R-20 zones, combined, could be 21 EHO permits per year (63.3 permits * 1/3). A map of the five EHO zoning districts is provided as Attachment 10. Because the distribution of these zoning districts is uneven, setting a proportional cap for each of the five zoning districts individually could be overly restrictive in the least prevalent zones (an annual cap of 58).²²

Residential Use Standards for Two-Family Dwellings (§12.3.11)

The current provisions of [§12.3.11](#) specify the locations where duplexes and semidetached dwellings may be built in the R-5 and R15-30T districts. Duplex and semidetached dwellings require use permit or site plan approval in these districts. The proposed zoning text would clarify that these provisions would not apply to EHO uses developed under §10.4. Existing two-family development that was previously approved by use permit or site plan in R districts will continue to be subject to applicable standards in the ACZO as well as any conditions included in the County Board's approval.

Signs (§13.5 and §13.6)

The proposed zoning text specifies that EHO development would be subject to the same sign regulations as one-family and two-family development as specified in [§13.5](#). These standards are the most restrictive sign regulations in the County and would prohibit sign types that are allowed for multi-family and townhouse development in RA districts, such as awning signs, canopy signs, banners, and permanent freestanding signs with commercial messages. This is consistent with the approach of regulating EHO development with standards similar to one-family development.

Minor technical edits to §13.5.1.A clarify that §13.5 applies to all R districts, rather than just the "one-family" R districts. Similarly, a reference in this section that excludes R-C districts is

²² Proportion of R-5 to R-20 lots within each zoning district, from most to least prevalent: R-6: 66%, R-10: 18%, R-5: 9%, R-8: 6%, R-20: 1%

proposed for deletion. This reference is unnecessary since the ACZO categorizes the R-C district as a Commercial/Mixed Use I District.

Board of Zoning Appeals (§15.6)

The proposed zoning text specifies that EHO development is not eligible for use permits granted by the Board of Zoning Appeals (BZA). Property owners in R-5 to R-20 districts could still request modification of placement standards with a BZA use permit application for uses allowed under Article 5, including one-family detached dwellings. However, since EHO development is an optional, by-right development path, opportunities for modification of zoning standards are limited.

State code also grants the BZA the authority to grant variances, defined as “a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure ([§15.2-2201](#)).” The County cannot restrict a property owner from seeking a variance, so variances would be possible for EHO development. However, the standard for granting a variance is higher than the standard for a BZA use permit. In calendar year 2021, the BZA considered nine variance applications and approved only three of those. Additional information on the variances, including approval criteria, can be found on the [BZA website](#).

Nonconformities

Nonconforming Lots (§10.4.4.A.2)

The zoning ordinance currently allows development on lots that do not meet the minimum lot size or width requirements if those lots were recorded under one ownership prior to July 15, 1950 ([§16.1.1](#)). This existing provision allows for the redevelopment of one-family dwellings on legally nonconforming lots in R-5 to R-20 districts. The proposed zoning text would also enable EHO development on legally nonconforming lots. All of the minimum site area options (Options 2A through 2E) would allow for up to four units on nonconforming lots. Site area Options 2B through 2E each include special provisions for minimum site area requirements for five- and six-unit development on non-conforming lots, tied to each option’s respective standards for conforming lots. For example, in Option 2B, EHO development with five to six units would be permitted on a legally nonconforming lot only if the minimum site area requirement (i.e., 9,000 square feet for five units and 10,000 square feet for six units) is met.

Nonconforming Buildings (§16.2)

Nonconforming buildings typically include older houses built prior to the adoption of stricter zoning standards such as increased setback or parking requirements. The proposed zoning text allows for the adaptive reuse of nonconforming buildings to become EHO uses. For example, an existing one-family home could be converted to a duplex or triplex if building code requirements are met.

Additions and expansions of nonconforming EHO uses would be allowed as long as the addition/expansion complies with all provisions of the ACZO. For example, an addition to a

building that exceeds current side yard setback requirements would be allowed if the addition complies with all setback requirements and the overall development does not exceed maximum lot coverage and main building footprint coverage.

Nonconforming buildings that do not meet current parking standards would also need to provide an amount of parking on-site to meet current requirements if an addition/expansion is sought. Also, consistent with the current standards for one-family development, vertical additions/expansions would be allowed above portions of a nonconforming dwelling that encroach into a setback area.

Nonconforming Two-Family Dwellings (§16.2.4)

The ACZO currently prohibits any additions or expansions of nonconforming two-family dwellings in R-5 and R-6 districts. The proposed zoning language would allow the County Board to consider allowing additions and expansions of these properties, without the need to obtain an EHO permit (§16.2.4.E.2). These properties would be subject to the same limitations as nonconforming two-family dwellings in the R2-7 and RA districts, which restrict the size of the expansion to 50% of the building's floor area (§16.2.4.B). The provisions for R2-7 and RA districts were the subject of an [ACZO amendment](#) adopted in September 2020. At that time, consideration of applying these rules to nonconforming two-family dwellings in R-5 and R-6 districts was put on hold, pending the outcome of the Missing Middle Housing Study.

Nonconforming Condominium or Cooperative Conversion (§16.6, Option 8-Series)

The zoning ordinance currently requires nonconforming buildings to receive County Board use permit approval to convert rental housing to a condominium or cooperative. The draft zoning ordinance amendment presents two options. **Option 8A** would exempt EHO development from the use permit requirement, which would remove a potential barrier to creating owner-occupied housing options when nonconforming buildings are converted to multi-unit properties. **Option 8B** would leave this requirement in place for EHO development. In support of creating homeownership options, staff recommends Option 8A.

Effective Date

If the County Board adopts the proposed ACZO amendment at its March 2023 meeting, staff recommends an effective date of July 1, 2023. The effective date will allow approximately three months to familiarize development review staff with the adopted regulations and to update the Permit Arlington system to add a zoning permit application for EHO development. A zoning permit, separate from a building permit, will aid in tracking permitting activity and will be necessary if a development cap is adopted. This date will also allow time for staff to develop educational materials for property owners and building industry professionals on the new housing opportunities available and related zoning requirements. Prospective applicants will be encouraged to set up a pre-submission meeting with staff to review zoning and building code requirements, as well as environmental considerations and best practices.

FOLLOW-ON WORK AND AREAS FOR FUTURE STUDY:

Tracking and Reporting

If the proposed ACZO amendments to enable more housing options are adopted, staff will provide data on EHO permitting and development activity through multiple means. Staff intends to publish real-time data on permit applications and approvals through the [Open Data Portal](#). Staff will create an online dashboard with a map component, or similar tool, to make the information more accessible. This dashboard and permitting data will also be made available on the My Arlington app and will be promoted via County communication channels, including direct e-newsletters such as Inside Arlington, Housing News & Notes, and Planning & Building News.

In addition to real-time reporting, staff will provide annual reports for the initial years of implementation. Anticipated data includes:

- Number and location of EHO developments, by housing type and number of units;
- New construction vs. interior renovations/additions to existing buildings;
- Tenure (e.g., owner-occupied, renter-occupied, or a mix);
- Housing costs, if known;
- Gross floor area of main building and net floor area of individual units;
- Number of bedrooms of individual units, if known;
- Lot size, lot coverage, and impervious cover
- Tree planting and retention at the time of development;
- Number of parking spaces provided per unit;
- Number of and location of parking reductions requested and approved through a parking study, if the parking survey option is adopted; and
- APS student generation from EHO development, in collaboration with APS staff.²³

To the extent feasible, this information should be compared with similar data for single-detached permitting and construction activity in R-5 to R-20 zones.

Educational Materials for Homeowners

Should the County Board adopt the proposed EHO amendments, staff will develop educational materials to summarize the changes for the public and determine the best means to share this information with homeowners and civic associations, particularly those located in areas of the County identified in the attached Racial and Socioeconomic Equity Analysis (Attachment 11).

Homeownership Study

Housing staff is currently conducting a [Homeownership Study](#) to set a vision and identify goals with respect to the County's homeownership programs and efforts. At the end of the

²³ If the proposed ACZO amendment is adopted, anticipated EHO development will be included in the housing forecast data provided to APS annually as an input to its 10-year student enrollment projections. Reporting on actual student generation is subject to privacy laws that restrict the reporting of subgroups of fewer than 10 students.

approximately 15-month community process, it is anticipated that there will be specific recommendations for refinements to existing homeownership programs, as well as suggestions for new programming to achieve the identified vision and goals. As part of this community process, which will include meetings with a Housing Commission subcommittee and broader community outreach, Community Land Trust (CLT), as well as other tools, will be evaluated. At the conclusion of the study, a report will provide recommendations for implementing tools that best respond to homeownership goals.

Study of R District Coverage and Placement Standards

As mentioned earlier in this report, the Arlington's [draft Forestry and Natural Resources Plan](#) recommends a study of lot coverage and building placement standards in lower density residential areas. If undertaken, this study could identify potential zoning changes that better align these standards with County goals for natural resource management and housing. The Planning Commission has also recommended studying whether a floor area ratio standard should be considered as an alternative to current coverage and placement standards for all development in R zoning districts. This approach could be considered as part of the scope of study, if one is undertaken. A decision regarding whether such a future study should be undertaken, and if so when, is most appropriate to make in the context of considering the DCPHD Planning Division Annual Work Program, given the many ongoing and upcoming studies and competing demands for limited staff time and resources.

Multifamily Reinvestment Study

The Multifamily Reinvestment Study (MRS) is seeking new strategies for reinvestment in multifamily housing in multifamily zoning districts (RA districts). The study is seeking to anticipate and appropriately guide redevelopment and infill development, support preservation and renovation of buildings to sustain diverse housing and increase the overall housing supply. Study outcomes may include a new vision for development in RA districts, ACZO amendments to enable additional building height in exchange for housing affordability, new options for townhouse development, flexibility for on-site parking, and design guidelines for effective transitions to lower density areas. The current timeline for completing this study is 2024.

Design parameters and guidelines developed for EHO development may inform opportunities for comparable housing typologies currently permitted in RA districts, such as townhouses and small apartment buildings with three or more units, to meet study goals for affordability by design and effective transitions to and compatibility with surrounding lower density development. The MRS may also be an opportunity to continue to address barriers to reinvestment in RA zoning districts resulting from legal nonconformities such as minimum lot size and width requirements, on-site parking, and setbacks from property lines.

EQUITY ANALYSIS: In 2019, the County Board adopted an [Equity Resolution](#) in furtherance of its commitment to equity and directing attention to racial equity as a matter of practice and practical application in Arlington. The resolution calls for the County to consider the following questions when making policy decisions:

1. Who benefits?
2. Who is burdened?
3. Who is missing?
4. How do we know?
5. What do we do?

To answer these questions, staff has prepared a racial and socioeconomic analysis (Attachment 11) that evaluates the proposed GLUP and ACZO amendments through a racial equity lens. This analysis compares new land use policies under consideration with the status quo, in which only single-detached homes are permitted in 79% of the County's residential land area. The key findings of this analysis are provided below:

Community Impact Area

The proposal is anticipated to directly impact areas in Arlington with R-5 to R-20 zoning outside of adopted planning districts, referred to as Expanded Housing Option (EHO) Eligible Areas. Under the status quo, Arlington has fewer people of color, relative to its population, and a greater proportion of more affluent households, than the Washington metro area. The equity analysis finds that within areas in Arlington zoned for single-detached housing today (R-5 to R-20 zones), only 28% of residents are people of color, compared to 48% people of color living in zoning districts that allow two-family, townhouse, and multifamily dwellings. The percentage of renter households in R-5 to R-20 zones (15%) is also significantly lower than the County average (62%).

Benefits of Expanded Housing Options

The racial and socioeconomic analysis provides detailed demographic data for areas with R-5 to R-20 zoning by zip code, comparing housing options under the status quo to potential new options that are under consideration. In all zip codes, allowing EHO development including buildings with 6 to 8 units in lower density residential neighborhoods would enable households generally earning \$100,000 or more to purchase or rent homes.²⁴ Less expensive options would benefit greater percentages of all racial groups than the status quo, in which only households earning more than \$200,000 have sufficient income to purchase homes.

Out of 26 Arlington census tracts where at least 20% of housing units are located in R-5 to R-20 zones, the analysis identifies four tracts with a higher percentage of people of color than the County average (39%). Only one of these tracts has a higher percentage of people of color than the regional average (55%). Policies which permit EHO may allow more households of color to remain or move into these census tracts, given that EHO development may be less expensive and more attainable than existing and new detached housing built under the status quo.

²⁴ While multi-family buildings with more than six units are not included in the scope of advertisement, the study's economic analysis and equity analysis included six-unit and eight-unit housing alternatives. The modeled housing costs six-plexes and eight-plexes were similar, both providing the highest level of attainability among the housing types studied.

Burdens of Expanded Housing Options

As under the status quo, households renting single-detached homes would need to relocate if the property owner chose to sell or redevelop their property, including in census tracts with higher percentages of people of color. Three zip codes with higher percentages of renter-occupied units (22201, 22202, and 22203), and two of the four census tracts with higher percentages of people of color and higher percentages of renter-occupied units (Census Tract 1024 and Census Tract 1008 with 18% and 25% renter-occupied units, respectively) could experience greater impacts if renter-occupied units in these areas were to redevelop. Continued housing cost escalation may also be a burden, as with the status quo, given the high demand for housing in Arlington, disproportionately experienced by people of color, given lower average household incomes.

Who is Missing from Expanded Housing Options?

Under both the status quo and the proposal for EHO development, households earning less than \$100,000 do not earn sufficient income to purchase or rent homes in R-5 to R-20 zones. The lack of housing options in these areas affordable to households earning less than \$100,000 disproportionately impacts people of color seeking to move or stay in Arlington, given lower average household incomes. All areas eligible for EHO include a percentage of households earning less than \$100,000, the percentages differing by zip code and census tract.

One of the four census tracts with a higher percentage of households of color than the County average also has a higher proportion of households with incomes less than \$100,000 than the County as a whole (Census Tract 1026). This tract is a portion of the Douglas Park neighborhood between South Glebe Road, and South Quincy Street and South Randolph Street. Given the mixture of housing types present in this census tract, it is not possible to say with certainty whether these households already live in single-detached homes in areas eligible for EHO (R-5 and R-6 districts) or in the many townhouse and market rate affordable apartments (MARKS) in this tract. However, this census tract, as well as all other census tracts with EHO eligible areas, include households already living in Arlington that do not earn sufficient income to take advantage of the market rate housing that could be realized through expanded housing options.

What Do We Do?

Allowing 2 to 8 units per building would provide housing opportunities that could benefit greater percentages of all racial groups than the status quo. Buildings with 6 to 8 units would provide the greatest levels of attainability and meet the needs of households generally earning \$100,000 or more to purchase or rent homes. Allowing the maximum number of units currently under consideration by the County Board (6 units) would best address racial equity needs. The County has [rental](#) and [homeownership](#) assistance programs in place to help meet the housing needs of eligible households earning less than \$100,000. However, other resources are needed. In 2015 the County adopted the [Affordable Housing Master Plan](#) (AHMP) as an element of the County's Comprehensive plan. The AHMP establishes the County's policy to meet the current and future housing needs of Arlington residents of all levels of income. Since the adoption of the AHMP, the County has committed significant resources to meet the goals established in the plan and has

added 3,785 committed affordable housing units to ensure the availability of housing for lower income residents. A review of the AHMP was recently completed. The review resulted in an updated [Implementation Framework](#) which will guide the County in its work over the coming years to advance the goals, objectives, and policies in the plan.

Notably, the County is currently conducting a [Homeownership Study](#) to clarify the community's values and goals related to homeownership, examine the effectiveness of current homeownership program outcomes, assess opportunities for potential homebuyers and existing homeowners, and determine whether existing programs support Arlington's homeownership goals. Additionally, the County has initiated a review of the Housing Grants program to identify the program's policy goals' effectiveness in meeting the housing needs of disabled, senior, and extremely low-income households, and to develop possible program adjustments.

The County is also conducting other studies and planning efforts through the [Housing Arlington](#) initiative to increase support, including finding new multifamily land use and financial tools; expanding employee housing programs; providing technical assistance and resources to existing affordable condominium developments; forging new housing development partnerships with houses of worship and other non-profits and institutional landholders; and fulfilling elements of its Affordable Housing Master Plan (AHMP) Implementation Framework. In addition, Arlington County is participating in the development of a [Regional Fair Housing Plan](#) in conjunction with the Metropolitan Washington Council of Governments and other jurisdictions. The draft plan includes a wide array of recommended actions to advance fair housing and to address segregation. The draft plan is currently under review and is anticipated to be adopted later this year.

PUBLIC ENGAGEMENT:

Level of Engagement:

Communicate, Consult, and Involve, and Collaborate

Community engagement for the Missing Middle Housing Study has been guided by three goals:

1. Motivate participation from a broad audience, where community members are equitably represented
2. Foster a cooperative process that collects and utilizes meaningful feedback prior to decision-making
3. Empower an informed Community Partner network that can use their voices to further these goals

The following principles have guided communication and engagement efforts:

- Inclusion and mutual respect for all stakeholders
- Early involvement and timely communication
- A transparent, accountable process
- Clear, accessible information and participation opportunities

- Open, two-way dialogues
- Effective use of fiscal and staff resources
- Responsiveness to evaluations for improvement

Outreach Methods and Community Feedback:

Consistent with the study’s scope and engagement plan, specific outreach methods over the two-plus years of the Missing Middle Housing Study have varied for each phase of the study.

Between January and September 2020, prior to the formal start of the study, staff engaged with a community partner network, County advisory boards and commissions, and the broader Arlington community to develop the study’s scope of work. County Board members also met with civic associations and other community groups to hear feedback on the study scope. Staff published the Research Compendium in the summer of 2020, followed by an “Ask the Authors” event.

Phase 1 engagement (October 2020 – October 2021) included the following outreach methods:

- Virtual study kick-off meeting;
- Multiple online engagement opportunities;
- Community listening tour, including a session conducted in Spanish;
- Live virtual Q&A session;
- Direct outreach with community partners and other stakeholders; and
- Meetings and engagement with the Planning Commission’s Long Range Planning Committee, Transportation Commission, Housing Commission, Commission on Aging, Climate Change, Energy, and Environment Commission, Joint Facilities Advisory Commission, Forestry and Natural Resources Commission, and the Civic Federation.

The Phase 1 engagement and feedback on community priorities and concerns, and housing types to study in Phase 2, is summarized in the [Phase 1 Report](#).

Phase 2 engagement (March – July 2022) included the following outreach methods:

- [Virtual walking tours](#) of six Arlington neighborhoods with existing missing middle housing options;
- Mailer sent to all residential addresses in the County;
- Nine pop-up events at locations throughout the County;
- Live Q&A session;
- Q&A response matrix with written responses to over 160 submitted questions;
- Online engagement opportunity and feedback form on the Phase 2 draft framework;
- Direct outreach with community partners and other stakeholders;
- Meetings and engagement with the Planning Commission, Long Range Planning Committee, Housing Commission, Forestry and Natural Resources Commission, Commission on Aging, Contractors and Permit Expeditors Group, and Civic Federation; and
- Materials translated into four languages.

Staff shared a [summary of this engagement](#) with the County Board during the July 2022 work session at the conclusion of Phase 2.

Phase 3 engagement (September 2022 – ongoing) has primarily been led by the County Board, including the following:

- Three information sessions with outside experts and community members on the topics of [Housing Development and Economics](#), [History and Future of Housing Zoning and Policy](#), and [Planning and Growth](#); and
- 20 Community Conversations offering participants an opportunity to learn, listen, reflect, and share their perspectives with County Board members and neighbors.²⁵
- Following the County Board’s authorization of advertisement, an [online form](#) was posted for the public to provide comments on specific aspects of the advertised GLUP and ACZO amendments.

LRPC and ZOCO

During Phase 3, staff has also participated in four meetings the with Planning Commission’s Long Range Planning (LRPC) and Zoning (ZOCO) Committees to review and discuss the draft amendments to the GLUP and ACZO. Representatives of the Commission on Aging, Forestry and Natural Resources Commission, Housing Commission, Joint Facilities Advisory Commission, and Transportation Commission also participated in these meetings.

The following topics were discussed at the LRPC and ZOCO meetings:

- Consistency of land use policies to expand housing choice with Comprehensive Plan elements and General Land Use Plan’s Development and Growth Goals;
- The GLUP Map legend and density ranges for the “Low Residential” designation;
- Zoning mechanism and approval process for EHO development;
- Minimum site area standards (Options 2A and 2B);
- Maximum gross floor area standards;
- Lot coverage standards (Options 4A and 4B);
- Site design standards, including placement of parking spaces and options for tree requirements;
- Parking requirements;
- Concept diagrams illustrating the draft standards, compared to status quo development of one-family dwellings;
- Nonconformities and modifications; and
- Annual limits on permits.

Housing Commission

The Housing Commission discussed this item on February 16, 2023, and voted 9-0 in support of the advertised GLUP and ACZO amendments. Included in the motion was the commission’s support of the following: up to six-units per site; same minimum site areas requirements

²⁵ [Community Conversation Notes](#)

consistent with the zoning district standards for single-detached homes (Option 2A); varied minimum parking requirements with no minimum parking requirement for transit-proximate sites (Option 5C); and no cap on EHO development (Option 7B). The commission weighed in on every element of the advertised zoning text, except tree requirements. For each of the option areas, they recommended the option that would maximize opportunities for housing. The Housing Commission also expressed their disappointment that the County Board did not advertise 7- and 8-unit options.

Forestry and Natural Resources Commission (FNRC)

The Forestry and Natural Resources Commission provided a letter to the County Board on advertised GLUP and ACZO amendments, dated February 23, 2023. The commission recommends including a study of lot coverage for both single-detached homes and EHO development in the CPHD workplan. The commission also recommends that the County Board adopt the maximum advertised tree requirements for EHO development, a minimum of four shade trees for sites with two to four dwellings, and a minimum of eight shade trees for sites with five to six dwellings. The letter also notes that FNRC has advocated for greater tree planting requirements than have been advertised, expressing concern for the continued decline in tree canopy.

Planning Commission

The Planning Commission will consider the proposed GLUP and ACZO amendments at its March 6, 2023, meeting.

In addition to the outreach methods described above, public notice for the proposed GLUP and ACZO amendments was given in accordance with the Code of Virginia §15.2-2204. Notices of the Planning Commission and County Board public hearings were placed in the February 21, 2023, and February 28, 2023, issues of the Washington Times for the March 6, 2023, Planning Commission Meeting and the March 18, 2023, County Board Meeting.

CONCLUSION: The proposed GLUP and ACZO amendments would support County goals to increase the supply and variety of housing options available throughout Arlington, fulfilling a recommendation of the County's Affordable Housing Master Plan. These amendments are also consistent with the General Land Use Plan's Development and Growth Goals. The proposed policy and regulatory approach balances community priorities and concerns, as articulated through a multi-year, inclusive, public engagement process. The proposed amendments also represent a step toward acknowledging and addressing restrictive zoning regulations that have led to racial disparities in housing and wealth-building opportunities in Arlington for over 90 years. Therefore, staff recommends that the County Board adopt the attached resolution to amend the GLUP booklet and map and the attached ordinance to amend, reenact, and recodify the ACZO to establish regulations for Expanded Housing Option Development for properties zoned R-20, R-10, R-8, R-6, or R-5, effective July 1, 2023, incorporating those elements for which the County Manager has presented a recommendation, as well as the elements for which the Manager has no recommendation and will therefore be determined by the County Board.

LIST OF ATTACHMENTS

1. GLUP Resolution
2. Proposed GLUP Amendment
3. Ordinance to Amend, Reenact, and Recodify the ACZO
4. Proposed ACZO Amendment
5. Additional ACZO Options Within Advertised Scope
6. Comparison of PC RTA Recommendations with County Board Advertisement
7. Comparison of One-Family and EHO Zoning Standards
8. Minimum Site Area Options
9. Transit Proximity Maps
10. Map of Zoning Districts
11. Equity Analysis
12. Concept Site Diagrams

**ATTACHMENT 1:
General Land Use Plan Amendment Resolution
GP-357-23-1**

**RESOLUTION TO ADOPT AMENDMENTS TO THE GENERAL LAND USE PLAN
(GLUP) BOOKLET AND MAP**

WHEREAS, the Arlington County Board has been presented with proposed amendments to the General Land Use Plan (“GLUP”) Booklet and Map, which are part of the County’s Comprehensive Plan, to:

1. Include new text in the GLUP Booklet’s “Planning History and The Development of the General Land Use Plan” section that contextualizes the history of land use planning and zoning prior to the adoption of the GLUP in 1961;
2. Add a new subsection to the GLUP Booklet’s “Special Planning Areas” section that describes the goals and vision for housing opportunities in lower density residential areas; and
3. Update the GLUP Map Legend to list typical uses for the “Low” Residential Land Use Designation;

WHEREAS, the County Manager has recommended that the proposed GLUP amendments be adopted; and

WHEREAS, the Planning Commission recommends [insert recommendation] of the proposed GLUP amendments; and

WHEREAS, the Arlington County Board has considered the foregoing recommendations and the purposes of the GLUP and the Comprehensive Plan as set forth in these documents, the Arlington County Zoning Ordinance, and the Code of Virginia; and

WHEREAS, the Arlington County Board held a duly advertised public hearing on the Pentagon City Sector Plan on March 18, 2023.

NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations, and all public comments, the County Board of Arlington County hereby adopts the proposed amendments to the GLUP set forth in Attachment 2.

ATTACHMENT 2: General Land Use Plan Amendment

GLUP Booklet Amendments

Planning History and the Development of the General Land Use Plan

3.0 PLANNING HISTORY AND THE DEVELOPMENT OF THE GENERAL LAND USE PLAN

The first community planning efforts began in Arlington County as residential and commercial development intensified following World War I. In 1927, the Arlington County Board adopted an ordinance providing for limited control of land use by allowing plats to be recorded only upon the approval of the Directing Engineer. A Zoning Ordinance, implemented by a Zoning Administrator, was adopted in 1930 to encourage orderly development and prevent conflicting uses on the land within the County. In 1937, the County Board established a five-member Planning Commission which was charged with preparing and recommending a Master Plan for the physical development of the County.

The original 1930 Zoning Ordinance and major amendments through the 1930s, 1940s, and 1950s were intended to separate single-family detached houses from all other housing types, including side-by-side and stacked duplexes, townhouses, and apartment buildings. Arlington's 1930 Zoning Ordinance restricted much of the County to single-family detached housing, and subsequent amendments banned the construction of row houses (1938) and established minimum lot sizes for single-family detached houses (1942). While explicit racial zoning had been deemed unconstitutional by the U.S. Supreme Court in 1917, Arlington and many other communities throughout the country used their zoning authority to create regulatory barriers to housing types that would be attainable to most people of color, reinforcing other legal forms of racial segregation, including mortgage lending practices and restrictive covenants supported by the federal government. In the two decades following Arlington's establishment of zoning, the County experienced a period of tremendous population growth, from 26,615 residents in 1930 to 135,449 in 1950. However, 97% of the County's growth during this period can be attributed to an increase in the white population. While many of the practices that initially created a pattern of residential segregation are no longer in place, inequities in housing opportunities resulting from 20th century land use policies persist.

Arlington's first General Land Use Plan was adopted by the County Board on August 12, 1961, as one element of the County's Comprehensive Plan. The General Land Use Plan may be amended through two processes: 1) as part of a long-range planning process for a designated area, or 2) as a result of an individual request for a specific change (see Reviewing the Comprehensive Plan and Amending the General Land Use Plan). Through these two processes, the General Land Use Plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. These amendments have been incorporated into a published document ~~eleven~~ twelve times: 1961, 1964, 1966, 1975, 1979, 1983, 1987, 1990, 1996, 2004, ~~and 2011,~~ and 2020. Below is a description of how the General Land Use Plan has changed since its adoption over ~~50~~ 60 years ago:

1960s

The 1961 Plan used a color keyed system of 13 land use categories. The three residential categories generally corresponded to the zoning that had been in place since the 1930s, ensuring that the land use decisions from this earlier era would continue to guide Arlington's development. The original Plan designated several large areas requiring further study as "Undetermined Use." Changes in the 1964 and 1966 Plans primarily involved the adoption of land use designations for those areas which were previously shown as "Undetermined Uses."

Special Planning Areas

5.4 Lower Density Residential Areas: Vision for Greater Sustainability and Expanded Housing Choice

Arlington's land use vision has focused transit-oriented development along the County's Metro and commercial corridors, preserving the majority of Arlington's residential land area for single-family detached housing.

While Arlington's progressive policies to support growth along transit corridors (Rosslyn-Ballston, Richmond Highway and Columbia Pike) enabled production of multifamily housing typically more affordable than single-family detached housing, the exclusionary nature of Arlington's planning vision for the rest of the County's residential land area has contributed to economic and racial segregation. The high cost of single-detached housing relative to other housing options may limit access to racial groups with less wealth than white households. The areas of Arlington zoned primarily for single-detached housing overlap with census tracts where 70% or more of the population is white.

This inequity in Arlington's lower density residential areas has worsened with the growing replacement of original, smaller, housing with much larger houses as a result of aging housing stock, rising land costs resulting from housing demand exceeding limited supply, and restrictive zoning regulations that only enable single-detached housing forms. These new homes are attainable to only the highest end of the home-buyer market.

The negative impacts of ongoing change in Arlington's lower density residential areas require a refined General Land Use Plan vision for these areas that allows for a range of housing options, to ensure that Arlington can live up to its overall vision as a diverse, sustainable, and inclusive community. This refined vision for Arlington's lower density residential areas should build upon the County's Development and Growth goals, particularly to "preserve and enhance existing single-family and apartment neighborhoods" and to provide housing at a range of price levels and densities. This approach should also build from the Affordable Housing Master Plan goals, adopted in 2015, to have an adequate supply of housing for the community's needs, ensure that all segments of the community have access to housing, and ensure that housing efforts contribute to a sustainable community.

The land use vision for Arlington's lower density residential areas encompasses a range of low-scale, low-density housing choices including single-detached homes and other housing types that can blend into the surrounding context and sustain diverse access to these neighborhoods into the future, such as accessory dwellings, duplexes, triplexes, townhomes, and small, low-rise multi-family buildings. Expanded housing choice in the County's low-density residential areas should be complemented and sustained by the guidance and investment provided for by Arlington's Comprehensive Plan and Capital Improvement Plan, including but not limited to opportunities for historic preservation, energy efficiency investment, intentional tree canopy and stream conservation, and long-term investment in public facilities such as schools, community centers, parks, transportation, and infrastructure including water, sewer, streets, and solid waste.

Consistent with the County's overall vision, specific goals for lower density residential areas are as follows:







- **Economic Sustainability:** Providing equitable housing options for more Arlingtonians at wider income levels and stages of life throughout the Arlington community.
- **Environmental Sustainability:** Including opportunities for tree planting, options for reduced on-site parking requirements, more compact building design, and leveraging the capacity of existing and planned future infrastructure investments.
- **Neighborhood Vibrancy:** Building on and maintaining valued neighborhood features including community and public uses, enhanced walkability, emerging micromobility, opportunities for connections to nature, connections to neighbors, and diversity and inclusion.

To help realize this newly refined vision and goals for Arlington's lower density residential neighborhoods, following a multi-year Missing Middle Housing Study to increase housing choice and supply, [insert County Board actions on Zoning Ordinance amendment; specific language will be drafted in advance of the March 18, 2023 County Board meeting].

This vision will also be realized through updates and implementation of recommendations from other various elements of the County's Comprehensive Plan, including but not limited to Plan elements addressing forestry and natural resources, transportation and transit, housing, and stormwater, as well as the Capital Improvement Plan.

GLUP Map Legend Amendment

Land Use

<u>Land Use Designation*</u>	<u>Range of Density/Typical Use</u>	<u>Zoning**</u>
Residential		
 Low	1-10 units per acre, including one-family dwellings, accessory dwellings, and expanded housing option uses	R-20, R-10, R-10T, R-8, R-6, R-5
 Low	11-15 units per acre	R2-7, R15-30T
 Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18
 Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H
 High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8
 High	Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3.2, C-O Rosslyn

Attachment 3:
ZOA-2023-02

BE IT ORDAINED THAT THE ARLINGTON COUNTY ZONING ORDINANCE IS HEREBY AMENDED, REENACTED, AND RECODIFIED, INCLUDING ARTICLES 3, 10, 12, 13, 14, 15, 16, AND 18, AS SHOWN IN ATTACHMENT 4, TO ESTABLISH REGULATIONS FOR EXPANDED HOUSING OPTION DEVELOPMENT FOR PROPERTIES ZONED R-20, R-10, R-8, R-6, OR R-5, WITH AN EFFECTIVE DATE OF JULY 1, 2023; AND IN ORDER TO REDUCE OR PREVENT CONGESTION IN THE STREETS; TO FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY; TO PROMOTE THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING; AND FOR OTHER REASONS REQUIRED BY THE PUBLIC NECESSITY, CONVENIENCE AND GENERAL WELFARE, AND GOOD ZONING PRACTICE.

Be it ordained that the Arlington County Zoning Ordinance is hereby amended, reenacted, and recodified, including Articles 3, 10, 12, 13, 14, 15, 16, and 18, as shown in Attachment 4, to establish regulations for Expanded Housing Option Development for properties zoned R-20, R-10, R-8, R-6, or R-5, with an effective date of July 1, 2023; and in order to reduce or prevent congestion in the streets; to facilitate the creation of a convenient, attractive and harmonious community; to promote the creation and preservation of affordable housing; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice.

**Attachment 4:
Zoning Ordinance Amendment, Missing Middle Housing Study
ZOA-2023-02**

In the proposed amendment:

- Text proposed to be added is shown with **bold underline**, and text proposed to be deleted is shown with ~~**bold strikethrough**~~.
- New subsection §10.4 is shown with underline only, rather than **bold underline**, because all of the text is new.
- Changes to the advertised text authorized by the County Board on are shown with double-underline and ~~double-strikethrough~~. Any changes are within the scope of advertisement.
- For some text elements, multiple options have been advertised. These options are indicated with **red text**.
 - For some text elements, the County Manager’s recommendation is included with the baseline text below. Additional options within the scope of advertisement are provided in Attachment 5.
 - For text element without a County Manager’s recommendation, all options within the scope of advertisement are included in the baseline text.
 - Due to the iterative nature of the draft review process, option numbers are not sequential and omit options presented during the review process that were not authorized for advertisement.
- Notes in **red text** are explanatory and are not intended to be adopted as zoning text.
- Where paragraphs are added or deleted, all subsequent paragraphs are renumbered accordingly, and all references throughout the Zoning Ordinance are updated accordingly.

Article 3. Density and Dimensional Standards

§3.2. Bulk, Coverage and Placement Requirements

§3.2.6. Placement

The following regulations shall govern the placement on a lot of any building or structure, or addition thereto, hereafter erected, except as may be allowed by site plan approval or as otherwise specifically provided in this Zoning Ordinance:

A. Setbacks (required yards)

1. Setbacks from any street

No structure shall be located closer to the centerline of any street or officially designated street right-of-way (as defined in this zoning ordinance) than 50 percent of the height of the building. For the purpose of determining setbacks, a limited access highway shall be considered as an abutting lot and not as a street or street right-of-way. Structures shall be set back from streets no less than as follows:

(a) ...

(e) For all one- and two-family dwellings, all expanded housing option development subject to §10.4, and their accessory structures

No structure shall be located less than 25 feet from any street right-of-way line, except that the distance between any street or officially designated street right-

of-way line and the front wall of a structure, with the exception of stoops and covered or uncovered but unenclosed porches, may be reduced as follows:

- (1) The distance shall be at least the average of the distances between the street right-of-way line, and the edges of the front walls of existing structures located on the frontage where the structure is proposed to be located, subject to approval by the Zoning Administrator, of a plat showing all existing structures located on the subject frontage;
- (2) The distance shall be at least 15 feet, provided, however, that no parking garage shall be located closer than 18 feet from the street right-of-way line; and
- (3) No structure located within 25 feet of a street right-of-way line shall exceed 2 ½ stories.

2. Side and rear yards

No structure shall be located closer to side or rear lot lines than as follows:

(a) ...

(b) **For all one-family dwellings, all expanded housing option development subject to §10.4, and their accessory structures**

10 feet, provided that one side yard may be reduced to eight feet. The aggregate width of both side yards on any lot shall not be less than 30 percent of the required width of the lot, provided that on interior lots no structure shall be located closer than 25 feet from a rear lot line.

(c) ...

(g) **Side yards for expanded housing option development**

For the purpose of side yard regulations, a group of semidetached or townhouse dwellings, subject to §10.4, shall be considered as one building occupying one lot.

Article 10. Unified, Cluster, and Housing Option Developments

§10.1 Unified Residential Developments

§10.1.3. Minimum requirements

Any unified residential development shall comply with the zoning requirements applicable to the site and the following requirements, unless the County Board, after it finds that such modifications will better accomplish the purposes and intent of §10.1.1, modifies some of those requirements by use permit, as permitted in §10.1.5:

A. Density

The maximum number of dwelling units shall be determined by the County Board, depending on the design and configuration of the development, up to a maximum number arrived at by dividing the site area, together with the area of any part of the site to be dedicated for public right-of-way, by the required minimum lot area of the district applicable to the site, as specified in Article 5.

§10.3 Residential Cluster Development

§10.3.5. Density

The maximum number of dwelling units shall be determined by the County Board, depending on the design and configuration of the development, up to a maximum number arrived at by dividing the site area, together with the area of any parts of the site that have been dedicated for public right-of-way, by the required minimum lot area of the district applicable to the site, as specified in Article 5.

§10.4. Expanded Housing Option Development

§10.4.1. Purpose

The purposes of this §10.4 are to:

- A.** Promote the creation of housing options suitable for meeting the current and future needs of Arlington;
- B.** Provide opportunities to increase housing supply and the range of housing options, at variety of price levels and sizes, available throughout Arlington;
- C.** Support environmental goals by encouraging more compact housing options, tree conservation and planting, options for reduced on-site parking requirements, and housing that can make use of existing infrastructure; and
- D.** Preserve and enhance valued neighborhood features, including walkability, opportunities for connections to nature, and a low-rise pattern of development.

§10.4.2. Applicability

Expanded housing option development is allowed within the R-20, R-10, R-8, R-6, and R-5 districts, subject to the issuance of a permit by the zoning administrator, and subject to the provisions of this subsection.

OPTION 10A - See Attachment 5 for additional options within scope

A. Exception

Properties located entirely or partially within a planning district as identified on the General Land Use Plan Map are not eligible for expanded housing option development.

§10.4.3. Uses

Note: The County Manager does not have a recommendation for uses. The advertised uses are listed below. Actual uses, including maximum number of units, will be determined by the County Board.

Expanded housing option development shall include the following uses:

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

§10.4.4. Density and dimensional standards

A. By-right

By-right development in accordance with §10.4 shall comply with the following standards, except as otherwise expressly allowed or stated in this ordinance.

Note: The County Manager does not have a recommendation for minimum site area. Advertised Options 2A - 2E for the County Board's considerations are provided below.

OPTION 2A

Type of Standard	R-20	R-10	R-8	R-6	R-5
<u>Site area, minimum (sq. ft.)</u>	20,000	10,000	8,000	6,000	5,000
<u>Site area, maximum (sq. ft.)</u>	43,560				
<u>Lot width, minimum (feet)</u>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<u>Height, maximum (feet)</u>	35				

1. Semidetached dwelling and townhouse lots may be subdivided into individual dwelling lots of no less than 1,300 square feet each, provided that the deed of dedication shall commit sufficient common land to satisfy the total site area requirements, per §10.4.4.A. The deed of dedication shall provide each lot the right to use the common land for:
 - (a) Parking, when not located on individual dwelling lots;
 - (b) The right to use land dedicated to other common uses; and
 - (c) for easements for access to public streets and other common area.
2. Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by any use allowed in §10.4.3.

OPTION 2B

Type of Standard	R-20	R-10	R-8	R-6	R-5
<u>Site area, minimum (sq. ft.)</u>					
2 - 4 dwellings	20,000	10,000	8,000	6,000	5,000
5 dwellings	20,000	10,000	9,000	9,000	9,000
6 dwellings	20,000	10,000	10,000	10,000	10,000
<u>Site area, maximum (sq. ft.)</u>	43,560				
<u>Lot width, minimum (feet)</u>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<u>Height, maximum (feet)</u>	35				

1. Semidetached dwelling and townhouse lots may be subdivided into individual dwelling lots of no less than 1,300 square feet each, provided that the deed of dedication shall commit sufficient common land to satisfy the total site area requirements, per §10.4.4.A. The deed of dedication shall provide each lot the right to use the common land for:
 - (a) Parking, when not located on individual dwelling lots;

- (b) The right to use land dedicated to other common uses; and
- (c) For easements for access to public streets and other common area.

2. **Nonconforming Lots**

- (a) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with up to 4 dwelling units.
- (b) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with 5 to 6 dwelling units, subject to the following minimum site area requirements: 9,000 square feet for 5 units, 10,000 square feet for 6 units.

119

OPTION 2C

Type of Standard	R-20	R-10	R-8	R-6	R-5
<u>Site area, minimum (sq. ft.)</u>					
2 - 4 dwellings	20,000	10,000	8,000	6,000	5,000
5 dwellings	20,000	10,000	9,000	9,000	9,000
6 dwellings	20,000	10,000	10,000	10,000	10,000
<u>Site area, maximum (sq. ft.)</u>	43,560				
<u>Lot width, minimum (feet)</u>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<u>Height, maximum (feet)</u>	35				

1. Any expanded housing option use with 5 to 6 dwellings that is located entirely within the following distances to transit options shall be subject to the minimum site area for 2 to 4 dwellings:
 - (a) 3/4 mile radius of a Metrorail station entrance,
 - (b) 1/2 mile radius of a transit stop along the Premium Transit Network, as indicated on the Master Transportation Plan, or
 - (c) 1/4 mile radius of a transit stop along the Primary Transit Network, as indicated on the Master Transportation Plan.
2. Semidetached dwelling and townhouse lots may be subdivided into individual dwelling lots of no less than 1,300 square feet each, provided that the deed of dedication shall commit sufficient common land to satisfy the total site area requirements, per §10.4.4.A. The deed of dedication shall provide to each lot the right to use the common land for:
 - (a) Parking, when not located on individual dwelling lots;
 - (b) The right to use land dedicated to other common uses; and
 - (c) For easements for access to public streets and other common area.

3. Nonconforming Lots

- (a) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with up to 4 dwelling units.
- (b) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with 5 to 6 dwelling units, subject to the following minimum site area requirements: 9,000 square feet for 5 units, 10,000 square feet for 6 units.
- (c) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, that are or located entirely within the transit distances set forth in §10.4.4.A.1 may be occupied by expanded housing option uses with up to 6 dwellings.

120

Option 2D

Type of Standard	R-20	R-10	R-8	R-6	R-5
<u>Site area, minimum (sq. ft.)</u>					
2 - 4 dwellings	20,000	10,000	8,000	6,000	5,000
5 - 6 dwellings	20,000	10,000	8,000	6,000	6,000
<u>Site area, maximum (sq. ft.)</u>	43,560				
<u>Lot width, minimum (feet)</u>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<u>Height, maximum (feet)</u>	35				

1. Semidetached dwelling and townhouse lots may be subdivided into individual dwelling lots of no less than 1,300 square feet each, provided that the deed of dedication shall commit sufficient common land to satisfy the total site area requirements, per §10.4.4.A. The deed of dedication shall provide to each lot the right to use the common land for:

- (a) Parking, when not located on individual dwelling lots;
- (b) The right to use land dedicated to other common uses; and
- (c) For easements for access to public streets and other common area.

2. Nonconforming Lots

- (a) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with up to 4 dwelling units.
- (b) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with 5 to 6 dwelling units, subject to the following minimum site area requirements: 6,000 square feet for 5 or 6 units.

OPTION 2E

Type of Standard	R-20	R-10	R-8	R-6	R-5
Site area, minimum (sq. ft.)					
<i>Transit-Proximate Sites</i>					
2 - 6 dwellings	20,000	10,000	8,000	6,000	5,000
<i>All Other Sites</i>					
2-4 dwellings	20,000	10,000	8,000	6,000	5,000
5-6 dwellings	20,000	12,000	12,000	12,000	12,000
Site area, maximum (sq. ft.)	43,560				
Lot width, minimum (feet)					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
Height, maximum (feet)	35				

1. Any expanded housing option use that is located entirely within the following distances to transit options shall be eligible for the minimum site areas indicated for Transit-Proximate Sites:
 - (a) 1/2 mile radius of a Metrorail station entrance,
 - (b) 1/4 mile radius of a transit stop along the Premium Transit Network, as indicated on the Master Transportation Plan.
2. Semidetached dwelling and townhouse lots may be subdivided into individual dwelling lots of no less than 1,300 square feet each, provided that the deed of dedication shall commit sufficient common land to satisfy the total site area requirements, per §10.4.4.A. The deed of dedication shall provide each lot the right to use the common land for:
 - (a) Parking, when not located on individual dwelling lots;
 - (b) The right to use land dedicated to other common uses; and
 - (c) For easements for access to public streets and other common area.
3. **Nonconforming Lots**
 - (a) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with up to 4 dwelling units.
 - (b) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with 5 to 6 dwelling units, subject to a minimum site area requirement of 12,000 square feet. Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, that are or located entirely within the transit distances set forth in §10.4.4.A.1 may be occupied by expanded housing option uses with up to 6 dwellings.

Gross Floor Area: See Attachment 5 for additional options within scope

<u>Main building gross floor area, maximum (sq. ft.)</u>	
Duplexes	4,800
Semidetached	5,000
Townhouses	7,500
<u>Multiple-Family:</u>	
3 units	6,000
4 units	7,200
5-6 units	8,000

B. Special exception

1. The purpose and intent of special exception approvals of expanded housing option development on larger sites is to:
 - (a) Promote flexible, sustainable design that is in harmony with surrounding neighborhoods by coordinating building forms, the bulk, scale and placement of new buildings, and the relationship between buildings and structures within the development and surrounding properties;
 - (b) Support the goals of the Master Transportation Plan, Community Energy Plan, Stormwater Master Plan, and/or the Affordable Housing Master Plan; and
 - (c) Preserve natural land forms and significant trees and foliage.
2. Development with more than one main building including expanded housing option uses on any lot with an area of one acre or greater on [EFFECTIVE DATE] shall require use permit approval as provided in §15.4. All expanded housing option development allowed by use permit shall comply with the following standards and all other by-right standards of §10.4, except as otherwise approved by the County Board.

<u>Type of Standard</u>	<u>R-20</u>	<u>R-10</u>	<u>R-8</u>	<u>R-6</u>	<u>R-5</u>
<u>Site area, minimum (sq. ft.)</u>	43,560				
<u>Lot area, minimum (sq. ft.)</u>					
Duplexes or multiple-family	20,000	10,000	8,000	6,000	5,000
Semi-detached or townhouses	1,300	1,300	1,300	1,300	1,300
<u>Lot width, minimum (feet)</u>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<u>Height, maximum (feet)</u>	35				

C. Bulk, coverage, and placement

1. Maximum lot coverage shall be as follows:

Note: The County Manager does not have a recommendation for minimum site area. Advertised Options 4A and 4B for the County Board's considerations are provided below.

Option 4A

This option duplicates the current lot coverage standards for one-family dwellings, including allowances for increased lot coverage for development that provides a street-facing porch and/or a rear detached garage.

MAXIMUM LOT COVERAGE					
Categories	R-5	R-6	R-8	R-10	R-20
Maximum lot coverage (%)	45	40	35	32	25
Maximum lot coverage with one or more porches of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	48	43	38	35	28
Maximum lot coverage with detached garage in the rear yard (%)	50	45	40	37	30
Maximum lot coverage with detached garage in the rear yard and porch of at least 60 square feet (exclusive of any wrap around or side portion) on the front elevation (%)	53	48	43	40	33

Option 4B

Compared to Option 4A, Option 4B removes the ability to achieve a 5% increase in lot coverage for providing a rear detached garage. This 5% is reallocated to the "base" coverage amount in the first row.

MAXIMUM LOT COVERAGE					
Categories	R-5	R-6	R-8	R-10	R-20
Maximum lot coverage (%)	50	45	40	37	30
Maximum lot coverage with one or more porches of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	53	48	43	40	33

2. Maximum main building footprint shall be as follows:

MAXIMUM MAIN BUILDING FOOTPRINT COVERAGE AND CAP					
Categories	R-5	R-6	R-8	R-10	R-20
Maximum main building footprint coverage (%)	34	30	25	25	16
Maximum main building footprint coverage with one or more porches of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	37	33	28	28	19
Maximum main building footprint (sq. ft.)	2,380	2,520	2,800	3,500	4,480
Maximum main building footprint with front porch one or more porches of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (sq. ft.)	2,590	2,772	3,136	3,920	5,320

- (a) Maximum main building footprint coverage on undersized lots in a zoning district shall be the same square footage as permitted on a standard sized lot (e.g., 6000 square feet in R-6) in the zoning district, subject to all applicable setback requirements.
- (b) There shall be no more than one main building within a development's site area.
- (1) §10.4.C.1.b shall not apply to expanded housing option development approved by special exception as set forth in §10.4.B.
- (c) For the purposes of coverage regulations, a group of semidetached or townhouse dwellings shall be considered a single main building and maximum coverage requirements shall be calculated using the entire site area, rather than individual lots within a subdivision.

3. For bulk, coverage and placement requirements not listed in this section, see §3.2.

§10.4.5. Use standards

A. Accessory Uses

For sites which have established expanded housing option development in accordance with §10.4, accessory uses shall be permitted as specified in §5.1.4.

OPTION 12B - See Attachment 5 for additional options within scope

B. Accessory dwellings

1. Accessory dwellings, subject to the provisions of §12.9.2, shall be permitted within or attached to semidetached or townhouse dwellings permitted under §10.4.
2. Notwithstanding the provisions of §10.4.5.A, accessory dwellings shall not be permitted on lots containing duplex or multi-family dwellings which are subject to the provisions of §10.4.
- (a) Properties with a permitted detached accessory dwelling as of [EFFECTIVE DATE] shall be permitted to establish a duplex within the main building, subject to the provisions of §10.4 and the provisions of §12.9.2

§10.4.6. Site development standards

The site development standards of Article 13 and Article 14 apply to all development, except as otherwise specified below.

OPTIONS 5A/5E - See Attachment 5 for additional options within scope

A. Parking

1. Parking for expanded housing option development subject to the provisions of §10.4 shall be provided in accordance with the following standards:

<u>Site Location</u>	<u>Minimum Parking Requirement (spaces)</u>	<u>Additional Requirements</u>
<u>Sites located entirely within a 3/4 mile radius of a Metrorail station entrance</u>	<u>0.5 per dwelling unit</u>	<u>Sites fronting on a cul-de-sac shall provide a minimum of 1 space per dwelling unit.</u>
<u>Sites located entirely within a 1/2 mile radius of a transit stop along the Premium Transit Network, as indicated on the Master Transportation Plan</u>		
<u>Sites located entirely within a 1/4 mile radius of a transit stop along the Primary Transit Network, as indicated on the Master Transportation Plan</u>		
<u>All other sites</u>	<u>1 space per dwelling unit</u>	

2. The Zoning Administrator shall approve a reduction in the required number of parking spaces to no fewer than 0.5 spaces per dwelling unit, subject to the following:
 - (a) A parking survey determines that the occupancy of on-street parking spaces on the block on which the site area is located is less than 65%;
 - (b) The number of reduced spaces, if added to the on-street parking spaces occupied in the parking survey, shall not result in parking occupancy that exceeds 85%; and
 - (c) Exception: Sites fronting on a cul-de-sac are not eligible for a parking reduction under the provisions of §10.4.6.A.2.
3. Exception: If an expanded housing option development would result in a loss of on-street parking spaces equal to or greater than the number of required off-street parking spaces, due to the creation or expansion of a curb cut, no off-street parking spaces shall be required.
4. Additional parking standards and exceptions for expanded housing option development are set forth in §14.3.3.

B. Location of parking spaces

1. Sites zoned R-5, R-6 or R-8

Up to two surface parking spaces shall be allowed between a building's street-facing façade and the street. For corner lots, up to four surface parking spaces shall be allowed between a building's street-facing façade and the streets on which the site has frontage, with no more than two spaces on a single street frontage.

2. Sites zoned R-10 or R-20

Up to three surface parking spaces shall be allowed between a building's street-facing façade and the street. For corner lots, up to four surface parking spaces shall be allowed between a building's street-facing façade and the streets on which the site has frontage, with no more than three spaces on a single street frontage.

3. Alley access

If a lot abuts an alley improved to county standards, vehicle access to parking spaces shall be provided from the alley, and parking spaces shall not be allowed between a building's street-facing façade and the street.

4. Enclosure

Any parking spaces that are located within the main building footprint and face a street or side yard shall be enclosed within a garage.

5. Curb cuts

Curb cuts shall not exceed 17 feet in width measured at the edge of the street easement or right-of-way.

C. Garage wall width

- 1.** If an attached garage entrance faces a street, the width of the garage wall facing the street, measured as the horizontal distance between the interior side walls of the garage, shall be no more than 50% of the building façade along that street. If there are multiple attached garages within a building, this standard shall apply to the sum of all garage walls with entrances facing a street. For the purposes of this calculation, a group of semidetached or townhouse dwellings shall be considered a single building.

D. Building entrances and orientation

1. Duplex and multiple-family dwellings

- (a)** At least one exterior entrance shall face a street or open onto a front porch that faces a street.
- (b)** On interior lots, there shall be no more than one exterior entrance facing each side yard.
- (c)** On corner lots, there shall be no more than one exterior entrance facing each adjacent property line.
- (d)** No more than one exterior entrance to a building lobby or common area shall face a street.

2. Semidetached and townhouse dwellings

Each unit shall have an exterior entrance facing a street or that opens onto a front porch that faces a street.

E. Upper Story Stairs

- 1.** All stairs used to access dwellings located entirely above the ground story shall be enclosed within the building.
- 2. Exception:** The provisions of §10.4.6.E.1 shall not apply to stairs facing a rear yard.

See Attachment 5 for additional options within scope

F. Landscaping

1. There shall be a minimum of ~~up to~~ four shade trees for sites with 2-4 dwelling units, and a minimum of ~~up to eight~~ six shade trees for sites 5-6 dwelling units prior to issuance of a certificate of occupancy. This requirement may be satisfied with existing trees and/or by planting trees on-site.

(a) Trees planted to satisfy the requirements of §10.4.6.E.1 shall be species listed in the Arlington County Recommended Shade Tree List.

(b) Trees planted to satisfy the requirements of §10.4.6.E.1 shall conform to the standards set forth in §14.2.2.D.

G. Screening

1. Heating, air conditioning units and other similar equipment shall be screened from view of street rights-of-way by fences, walls, or landscaping. Equipment mounted on a roof shall be sited in a location that is not visible from street rights-of-way. This provision shall not apply to equipment related to the generation of solar energy.

2. Exterior trash collection and storage areas shall be screened from view of street rights-of-way and adjacent properties by fences, walls, landscaping, or other structures.

§10.4.7. Annual Limit on Permits

Note: The County Manager does not have a recommendation for an annual limit on permits. Advertised Options 7A - 7C for the County Board's considerations are provided below.

The zoning administrator may approve not more than 58 permits for expanded housing option development in any one calendar year.

Note: The method of distribution for the permits shall be determined by the County Board upon adoption of the ordinance.

OPTION 7B

Do not limit the number of permits issued annually for expanded housing option development. Remove §10.4.7.

OPTION 7C

During the calendar years 2023-2028, the zoning administrator may approve not more than 58 permits for expanded housing option development in any one calendar year.

Note: The method of distribution for the permits shall be determined by the County Board upon adoption of the ordinance.

Article 12. Use Standards

§12.3 Residential Use Standards

§12.3.11. Two-family (duplexes and semidetached) abutting RA, C or M districts or located on a principal or minor arterial street

- A. Two-family dwellings (semidetached and duplex dwellings), on sites that share a lot line with RA, C, or M districts, shall be located no more than 100 feet from the shared lot line, or on sites that are located on principal or minor arterial streets as designated on the Arlington County Master Transportation Plan provided that the dwellings front on the principal or minor arterial street, exception corner lots where no more than one unit may front on the local street.
- B. §12.3.11.A shall not apply to two-family dwellings permitted under the provisions of §10.4.

Option 12B - See Attachment 5 for additional options within scope

§12.9. Accessory Use Standards

§12.9.2. Accessory dwellings

Accessory dwellings are allowed in R districts, subject to issuance of a permit by the zoning administrator and subject to the following:

A. Standards

1. Accessory dwellings may be within or attached to one-family dwellings, ~~or~~ in detached accessory buildings on lots containing one-family dwellings, or within or attached to semidetached or townhouse dwellings permitted under the provisions of §10.4, subject to the following limitations:
 - (a) An accessory dwelling shall not be permitted on a lot with a family/caregiver suite.
 - (b) Not more than one accessory dwelling shall be permitted on a lot.

Article 13. Signs

§13.5 Signs in R Districts and for One- and Two-Family Dwellings in All Districts

§13.5.1. General

A. Signs allowed

The sign types listed and described in this §13.5 are allowed on private property in ~~one-family~~ R districts ~~(excluding R-C districts)~~, for expanded housing option development subject to the provisions of §10.4, and for one- and two-family uses in all districts, subject to all permit requirements, standards and conditions set forth for each sign type.

§13.6. Signs in RA Districts and for Townhouses in any Zoning District

§13.6.1. General

A. Signs allowed

The sign types listed and described in this §13.6 are allowed on private property in the RA14-26, RA8-18, RA7-16, and RA6-15 districts, and on townhouse properties in all districts (excluding expanded housing option development subject to §10.4) subject to all permit requirements, standards and conditions set forth for each sign type.

Article 14. Site Development Standards

§14.3 Parking and Loading

§14.3.3. General requirements

The requirements set forth in this article with respect to the location or improvement of parking, standing and loading space shall apply to all such space that is provided for any use, whether said space is provided in accordance with the requirements of this zoning ordinance, or said space is voluntarily provided. Parking, standing and loading space shall comply with the following regulations:

A. ...

C. Dimensional requirements

1. Off-street parking spaces and off-street parking aisles

In calculating any required parking area, ~~other than for one- and two-family dwellings,~~ the following minimum dimensions shall be required:

Parking Angle (degrees)	Stall Width (feet)	Depth of Stalls Perpendicular to Aisle (feet)	One-way Aisle Width (feet)	Two-way Aisle Width (feet)
Full Size Automobile Spaces				
45	8.5	17.5	12.0	Not permitted
60	8.5	19.5	16.0	Not permitted
90	8.5	18.0	23.0	23.0
Parallel	22.0	8.0	12.0	23.0
Compact Car Spaces				
45	8	16.0	12.0	Not permitted
60	8	16.7	15.0	Not permitted
90	8	15.0	21.0	21.0
Parallel	20.0	8.0	10.0	20.0

NOTE: In the event of a row of nine foot wide stalls is opposite to a row of seven and one-half-foot wide stalls, the aisle size required for nine-foot stalls shall apply.

2. Exception

One- and two-family dwellings and expanded housing option development subject to §10.4 shall not be subject to the aisle width requirements set forth in §14.3.3.C.1.

3. ...

D. ...

E. Parking in setbacks

In all R, RA, C-1 and C-1-O districts, except for one- and two-family dwellings and townhouses in R districts **and expanded housing option development subject to §10.4,** no parking or required curb or wall shall encroach on the exterior 10 feet of a setback area and such area shall be landscaped and properly maintained at all times.

359 F. ...

360 H. Access to parking spaces

- 361 1. Except for one- and two-family dwellings and townhouses in R districts **and expanded**
362 **housing option development subject to §10.4**, street rights-of-way shall not be used
363 for maneuvering or direct ingress, or egress to off-street parking spaces.
- 364 2. Alleys which are improved to county standards may be used for maneuvering or direct
365 ingress and egress to off-street parking spaces if the required aisle width is provided.

366 I. Location of parking spaces

- 367 1. In any districts, parking spaces for one- and two-family dwellings, ~~and~~ townhouses,
368 **and expanded housing option development subject to §10.4** may encroach on the
369 exterior 10 feet of a setback area, provided that they are located on a driveway with
370 an existing or approved curb cut, and they have the minimum dimensions for full size
371 automobile spaces as are required in §14.3.3.C. Parking spaces shall be designed and
372 used so that the automobiles parked on driveways shall not encroach into the public
373 rights-of-way. The setback area used for parking shall be landscaped and properly
374 maintained at all times. The ground surface of the parking space shall be paved with a
375 durable, dust-free and hard material, such as bituminous hot mix or Portland cement
376 concrete or some comparable material, or shall be surfaced with an alternate
377 material, suitable for passage by automobiles, which does not result in excessively
378 dusty or muddy conditions at or around the parking area, as approved by the zoning
379 administrator.
- 380 2. Tandem parking spaces may be allowed for off-street parking spaces for one- or two-
381 family dwellings or townhouses, provided that they comply with ~~§14.3.3.~~ **§14.3.3.1.1.**
382 **Tandem parking spaces shall count as one space for the purposes of complying with**
383 **off-street parking requirements for expanded housing option development subject**
384 **to §10.4.**

Article 15. Administration and Procedures

§15.6 BOARD OF ZONING APPEALS; APPEALS AND VARIANCES

§15.6.6. Use permits

A. Authority

The Board of Zoning Appeals may approve use permits that allow modifications of placement requirement for structures on lots in the R-20, R-10, R-8, R-6, R-5, and R2-7 district where there is no option in this zoning ordinance to allow modification of requirements by the County Board, such as special exception use permits described in §15.4 or site plans described in §15.5. **The Board of Zoning Appeals shall not grant use permits to modify requirements for expanded housing option development as set forth in §10.4.**

B. ...

Article 16. Nonconformities

§16.2. Nonconforming Buildings and Structures

§16.2.3. Repairs, alterations

- A. Repairs and alterations may be made to a nonconforming building or structure; provided, that no structural alteration shall be made except those required by law or ordinance, or as provided in §16.2. Repairs and alterations to a nonconforming dwelling, building or structure not otherwise permitted under this Zoning Ordinance are prohibited, unless approved under a use permit or variance pursuant to sections §15.6.4 and §15.6.6
- B. Notwithstanding any provision to the contrary in this Ordinance, existing nonconforming one- and two-family dwellings, and nonconforming accessory buildings and structures located in the R and RA districts shall be permitted to make interior repairs and alterations, whether structural or non-structural, provided the repair or alteration is wholly contained within the existing exterior walls of the dwelling, building or structure.
1. Expanded housing option development is permitted to make interior repairs and alterations wholly contained within the existing exterior walls of the building for the purpose of maintaining or adding dwelling units to an existing building under §10.4.

§16.2.4. Additions, enlargements, moving

- A. A nonconforming building or structure shall not be added to or expanded in any manner unless such building or structure, including such additions and expansions, is made to conform to all the regulations of the district in which it is located.
- B. A building or structure which does not comply with the height or lot area regulations shall not be added to or expanded in any manner unless such addition or expansion conforms to all the regulations of the district in which it is located; provided, that the total aggregate floor area included in all such separate additions and expansions does not exceed 50 percent of the floor area contained in the existing building or structure, as of July 15, 1950
- C. A building or structure lacking sufficient automobile parking space in connection therewith as required in §14.3 may be altered or expanded, provided additional automobile parking space is supplied to meet, for the entire building, requirements of §14.3.
- D. No nonconforming building or structure shall be moved in whole or in part to any other location on the lot unless every portion of such building or structure is made to conform to all the regulations of the district in which it is located.
- E. Exceptions
1. The provisions of §16.2.4.A, §16.2.4.B, §16.2.4.C, and §16.2.4.D do not apply to existing nonconforming one-family dwellings and nonconforming buildings or structures accessory to one-family dwellings located in the R-5, R-6, R-8, R-10, R-20, and R2-7 districts.
2. The provisions of §16.2.4.A do not apply to existing nonconforming two-family dwellings and/or nonconforming buildings or structures accessory to two-family

437 dwellings located in the R2-7 district and/or RA14-26, RA8-18, RA7-16, ~~and~~ RA6-15, R-
438 5, and R-6 districts.

439 **3. The provisions of §16.2.4.A and §16.2.4.B do not apply to existing nonconforming**
440 **dwellings subject to §10.4, including for the purpose of adding dwellings.**

441 (a) **A building or structure lacking sufficient parking space as required in**
442 **§10.4.6.A may be altered or expanded, provided that sufficient parking space**
443 **is supplied to meet, for the entire building, the requirements of §10.4.6.A.**

444 **4. The additions or expansions permitted through §16.2.4.E shall comply with all current**
445 **provisions of this zoning ordinance, except as provided in ~~§16.2.4.E.1~~ §16.2.4.E.4.a.**

446 (a) **Nonconforming one-family dwellings, ~~and~~ two-family dwellings, and expanded**
447 **housing option development subject to §10.4** permitted to add on to or expand
448 pursuant to §16.2.4.E may construct, within applicable height limits, an addition
449 over an existing one-family or two-family dwelling encroaching on a required
450 setback or yard area provided there is no more of an encroachment into the
451 required setback or yard than that of the existing wall below it, and providing
452 that new construction may not take place over encroaching garages or porches.

453 **§16.6. Condominium and Cooperative Conversion**

454 **§16.6.1. Nonconforming land, buildings or structures**

455 **A.** Whenever any land, buildings or structures or the use thereof are proposed to be
456 converted to condominiums or cooperatives and such land, buildings or structures do not
457 conform to the regulations of this zoning ordinance, then before such proposed
458 conversion may take place, a special exception use permit pursuant to §15.4 shall be
459 obtained unless a variance of the requirements of zoning or land use regulations which
460 may be granted by the Board of Zoning Appeals pursuant to Chapter 22 of Title 15.2 of the
461 Code of Virginia is, in fact, granted.

462 **OPTION 8A - See Attachment 5 for additional options within scope**

463 **B.** **Condominium and cooperative conversions of nonconforming dwellings to expanded**
464 **housing option uses pursuant to the provisions in §10.4 are not subject to the provisions**
465 **of §16.6.1.**
466

Note: Key definitions that are not proposed to change are provided for reference.

Article 18. Definitions

§18.2. General Terms Defined

Option 9B - See Attachment 5 for additional options within scope

Duplex. Two attached dwelling units in a single structure on a single lot with dwelling units situated either wholly or partially over or under the other dwelling unit. The building has ~~all exterior characteristics of a one-family attached dwelling, having~~ a single front entrance, two front entrances, or one front and one side entrance on the first floor; provided an outside, enclosed stairway located parallel and abutting the rear of the dwelling shall be permitted for direct access to the second floor level.

...

Dwelling or dwelling unit. A building or portion thereof designed exclusively for residential occupancy by one family, which includes provisions for living, sleeping, eating, cooking and sanitation, including One-family detached; Semidetached; Duplex; Townhouse; Multiple-family building.

...

Dwelling, two-family. Two-family dwellings include semidetached and duplex dwellings.

...

Definition of expanded housing option uses, including maximum number of units within multiple-family buildings (no greater than 6 units) to be determined by the County Board

Expanded housing option uses. Two-family dwellings, townhouses with three attached dwelling units, and multiple-family buildings with up to six dwelling units, as permitted and set forth in §10.4.

...

Multiple-family. A building or portion thereof, designed for occupancy by three or more families living independently of each other.

...

Nonconforming building. A building or structure or portion thereof lawfully existing at the time this zoning ordinance became effective, that was designed, erected or structurally altered such that it does not conform to the regulations of the district in which it is located.

...

One-family detached. A residential building containing one dwelling unit designed for one family and located on a single lot with required yards on all four sides.

...

Semidetached. A residential building with two attached dwelling units located on two lots that share a common wall along the lot line and where each dwelling unit has its own external entrance.

...

502 Townhouse. One of a series of three or more attached similar dwelling units, located on separately-
503 owned lots or on a single lot, separated by common party walls without openings extending
504 from basement to roof, and where each unit has its own external entrance.

Additional ACZO Amendment Options within Scope of Advertisement

This attachment provides zoning text options that are within the scope of advertisement authorized by the County Board on January 25, 2023, but are not included in the County Manager's recommendation.

ACZO Section: §10.4.2. Applicability

OPTION 10B

This option would remove §10.4.2.A, so that R-5 to R-20 zoned sites within GLUP planning districts would be eligible for expanded housing option development. The County Board could also choose to designate specific planning districts that would be eligible or not eligible.

ACZO Section: §10.4.4.A Gross Floor Area Standards

Option 11A

<u>Main building gross floor area, maximum (sq. ft.)</u>	<u>2 units: 4,800</u> <u>3 units: 6,000</u> <u>4 units: 7,200</u> <u>5-6 units: 8,000</u>
--	--

Option 11B

<u>Main building gross floor area, maximum (sq. ft.)</u>	<u>Semidetached (2 units): 5,000</u> <u>Townhouse (3 Units): 7,500</u> <u>All other expanded housing option uses: no maximum</u>
--	--

ACZO Section §10.4.5.B Accessory Dwellings

Option 12B

B. Accessory dwellings

Notwithstanding the provisions of §10.4.5.A, accessory dwellings shall not be permitted on sites which are subject to the provisions of §10.4.

If Option 12B is adopted, the proposed changes to §12.9.2.A.1 (accessory dwelling use standards) would not be adopted.

ACZO Section §10.4.6.A Minimum Parking Requirements

Option 5C

A. Parking

1. Parking for expanded housing option development subject to the provisions of §10.4 shall be provided in accordance with the following standards:

<u>Site Location</u>	<u>Minimum Parking Requirement (spaces)</u>	<u>Additional Requirements</u>
<u>Sites located entirely within a 3/4 mile radius of a Metrorail station entrance</u>	<u>No minimum requirement</u>	
<u>Sites located entirely within a 1/2 mile radius of a transit stop along the Premium Transit Network, as indicated on the Master Transportation Plan</u>		
<u>Sites located entirely within a 1/4 mile radius of a transit stop along the Primary Transit Network, as indicated on the Master Transportation Plan</u>		
<u>All other sites</u>	<u>1 space per dwelling unit</u>	

2. The Zoning Administrator shall approve a reduction in the required number of parking spaces to no fewer than 0.5 spaces per dwelling unit, subject to the following:

(a) A parking survey determines that the occupancy of on-street parking spaces on the block on which the site area is located is less than 65%;

(b) The number of reduced spaces, if added to the on-street parking spaces occupied in the parking survey, shall not result in parking occupancy that exceeds 85%; and

(c) Exception: Sites fronting on a cul-de-sac are not eligible for a parking reduction under the provisions of §10.4.6.A.2.

Option 5B

This option is a variation on Option 5A or 5C that would remove the provision to reduce the parking requirement with a parking survey (§10.4.6.A.2).

ACZO Section §10.4.6.F Landscaping

Option 6A

The County Board can consider adopting standards that require a minimum of up to 4 shade trees for sites with 2-4 dwelling units and a minimum of up to 8 shade trees for sites with 5-6 dwelling units.

ACZO Section §16.6.1 Condominium and Cooperative Conversion

OPTION 8B

This option would not adopt proposed §16.6.1.B.

Under this option, nonconforming dwellings converted to condominium or cooperative EHO development would require approval of a County Board use permit or Board of Zoning Appeals variance.

559 **ACZO Section §18.2 General Terms Defined**

560 **OPTION 9A**

561 This option would retain the current definition of a “duplex.”

ATTACHMENT 6: Crosswalk of Planning Commission RTA Recommendations and County Board Advertised Options

Option Series	Topic	Planning Commission RTA Recommendation	County Board Advertisement
1	Uses	Options 1A and 1B: Two-family dwellings, townhouses (3 unit), multi-family (up to 6 or 8 units)	Option 1A: Two-family dwellings, townhouses (3 unit), multi-family (up to 6 units)
2	Minimum Site Area	Options 2A, 2B, and 2C (see descriptions in staff report)	Options 2A, 2B, 2C, 2D, and 2E , modified for a maximum of 6 units (see descriptions in staff report)
3	Sites > 1 acre	Option 3A: Require special exception approval for EHO development on sites of one acre or larger Option 3B: Prohibit EHO development on sites of one acre or larger	Option 3A only
4	Lot Coverage	Option 4B: Duplicate current one-family maximums, but re-allocate rear detached garage allowance to base lot coverage Other: <ul style="list-style-type: none"> Allow a 5% lot coverage bonus for converting an existing building to EHO 	Options 4A (duplicate current one-family standards, including allowances for porches and rear detached garages) and 4B

Option Series	Topic	Planning Commission RTA Recommendation	County Board Advertisement
5	Minimum Parking Requirements	<p>Option 5A:</p> <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 <p>Option 5B:</p> <ul style="list-style-type: none"> • Removes opportunity for parking reduction from 5A/5C <p>Option 5C:</p> <ul style="list-style-type: none"> • Transit-proximate sites: no minimum requirement • Non-transit-proximate sites: 1 space/unit • Provision for parking reduction no less than 0.5 space/unit based on results of on-street parking survey <p>Option 5D:</p> <ul style="list-style-type: none"> • No minimum parking requirement <p>Option 5E:</p> <ul style="list-style-type: none"> • No minimum parking requirement if a new/expanded curb cut would result in loss of equivalent number of on-street parking spaces (add-on to Options 5A/5C) 	All PC-recommended options, except Option 5D
6	Trees	<p>Option 6A:</p> <ul style="list-style-type: none"> • Require one shade tree per dwelling unit <p>Other:</p> <ul style="list-style-type: none"> • Weighted system for counting tree requirements, including combinations of shade trees and other trees 	<p>Amended Option 6A:</p> <ul style="list-style-type: none"> • For sites with 2-4 units, require up to 4 shade trees • For sites with 5-6 units, require up to 8 shade trees • “Up to” language reflects scope of advertisement

Option Series	Topic	Planning Commission RTA Recommendation	County Board Advertisement
7	Development Cap	Option 7A: <ul style="list-style-type: none"> Cap of 42 EHO permits per year Option 7B: <ul style="list-style-type: none"> No cap on EHO permits Other: <ul style="list-style-type: none"> 25% of annual EHO permits for property owners developing their own properties are exempt from a cap 	Amended Option 7A: <ul style="list-style-type: none"> Cap of up to 58 EHO permits per year (advertised range) Option 7B: <ul style="list-style-type: none"> No cap on EHO permits Option 7C: <ul style="list-style-type: none"> Cap of up to 58 EHO permits per year (advertised range), sunseting the cap no later than 2028. Other: <ul style="list-style-type: none"> Method of geographic distribution for cap to be determined at adoption
8	Conversion of nonconforming dwellings to condo/co-op	Option 8A: Allow by-right Option 8B: Require County Board approval of a use permit	Options 8A and 8B
9	Duplex Definition	Option 9A: Retain current definition Option 9B: Update definition to allow two front entrances and remove requirement to have “all exterior characteristics of a one family attached dwelling”	Options 9A and 9B
10	Eligibility in GLUP Planning Districts	Option 10B: EHO development is allowed on otherwise eligible sites located within GLUP Planning Districts	Option 10A (Sites within GLUP Planning Districts not eligible for EHO) and Option 10B
11	Gross Floor Area (GFA)	Option 11C: Do not set a maximum GFA standard for EHO development	Option 11A: Maximum GFA based on number of units, ranging from 4,800 sq. ft.(2 units) to 8,000 sq. ft. (5-6 units) Option 11B: Maximum GFA only for semidetached (5,000 sq ft. for 2 units) and townhouse uses (7,500 sq. ft. for 3 units)

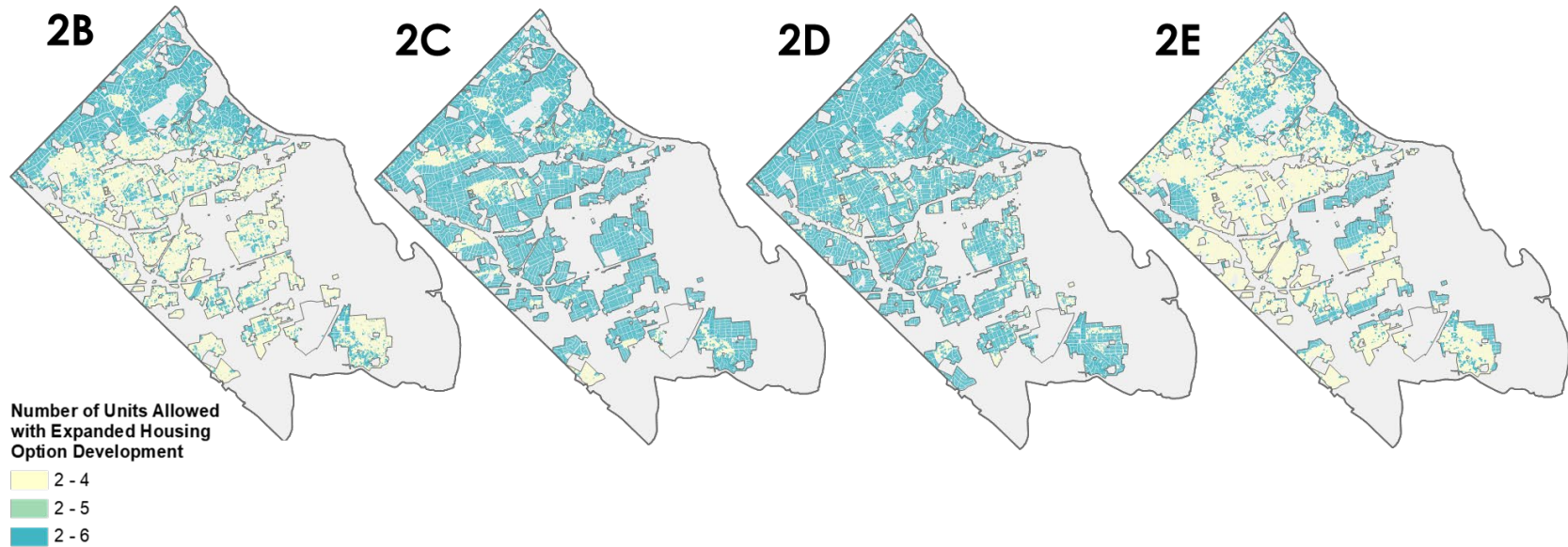
Option Series	Topic	Planning Commission RTA Recommendation	County Board Advertisement
12	Accessory Dwellings (ADs)	Option 12A <ul style="list-style-type: none"> Do not allow ADs in combination with EHO development Other: <ul style="list-style-type: none"> For properties with existing detached ADs, the main building may be converted to EHO use Allow ADs in combination with EHO development For properties that retain the existing primary dwelling, allow an AD with up to 1,250 square feet, and allow for 2 units within the AD 	Option 12A Option 12B: <ul style="list-style-type: none"> For properties with existing detached ADs, the main building may be converted to an EHO duplex Allow an interior AD within an EHO semidetached or townhouse dwelling
N/A	Setbacks	Allow for adjustment of minimum setbacks from property lines to allow greater flexibility relative to existing trees and steep slopes	Not advertised
N/A	Design Guidelines	Develop extensive advisory design guidelines for EHO development	Not advertised. The County Board did advertise new design standards, including limits on curb cuts, entrances to lobbies/common areas, exterior stairs, and screening for HVAC and similar equipment.
N/A	GLUP Amendment	<ul style="list-style-type: none"> Amend the GLUP booklet to include an updated context and history of the Arlington Zoning Ordinance to recognize its exclusionary roots Redefine the Low Residential definition within the GLUP map legend 	Included in the advertised GLUP amendment

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
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

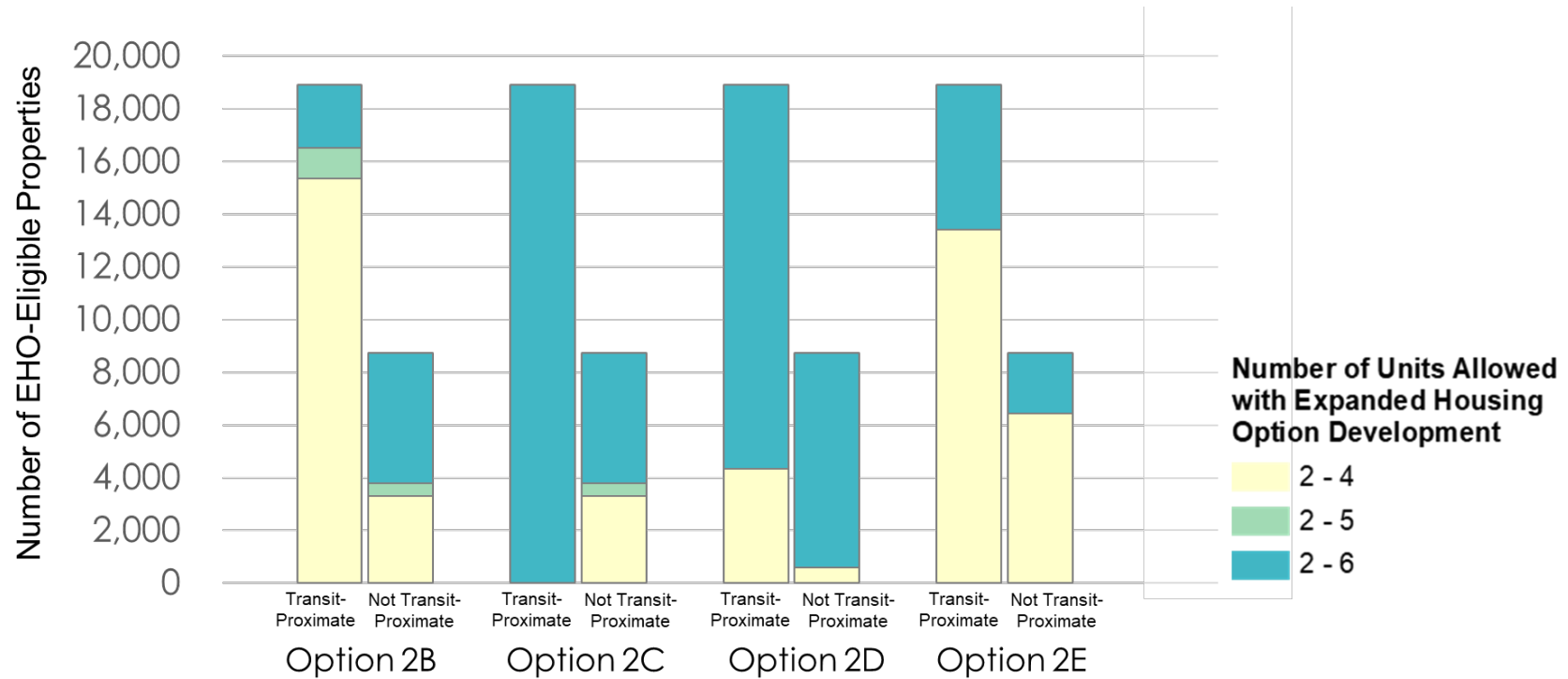
	One-Family Detached Zoning Standard	Proposed EHO Development Zoning Standard
Modifications	Building placement requirements can be modified with approval of a BZA use permit	Not eligible for modifications through BZA use permit
Nonconforming Lots	Undersized lots recorded prior to 1950 can be developed, if all other standards are met	Same as one-family standard
Nonconforming Buildings	<p>Additions/expansions allowed if new construction conforms to zoning standards</p> <p>Dwellings that do not meet parking requirements <u>can</u> build an addition</p>	<p>Additions/expansions allowed if new construction conforms to zoning standards</p> <p>Dwellings that do not meet parking requirements <u>cannot</u> build an addition</p>
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 8: Minimum Site Area Options
Eligibility for EHO Development Based on Site Area**



Note: Option 2A would allow up to 6 units in all areas eligible for EHO development. All options would be subject to applicable height, setback, lot coverage, parking, and other requirements, and not all housing types may be feasible on a given site even if the minimum site area standard is met.

ATTACHMENT 8: Minimum Site Area Options
Eligibility for EHO Development Based on Site Area

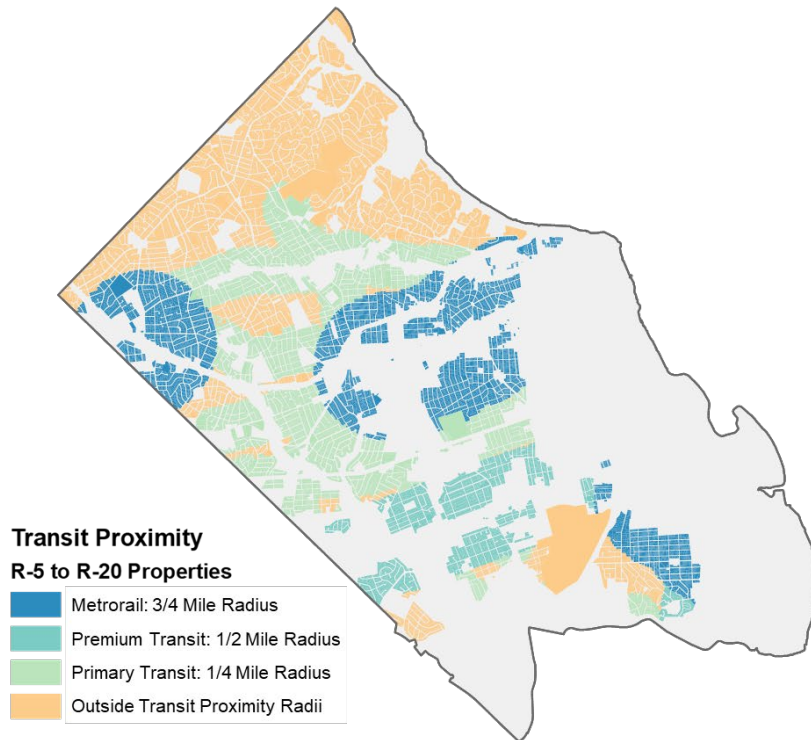


Notes: Option 2A would allow up to 6 units in all areas eligible for EHO development. All options would be subject to applicable height, setback, lot coverage, parking, and other requirements, and not all housing types may be feasible on a given site even if the minimum site area standard is met.

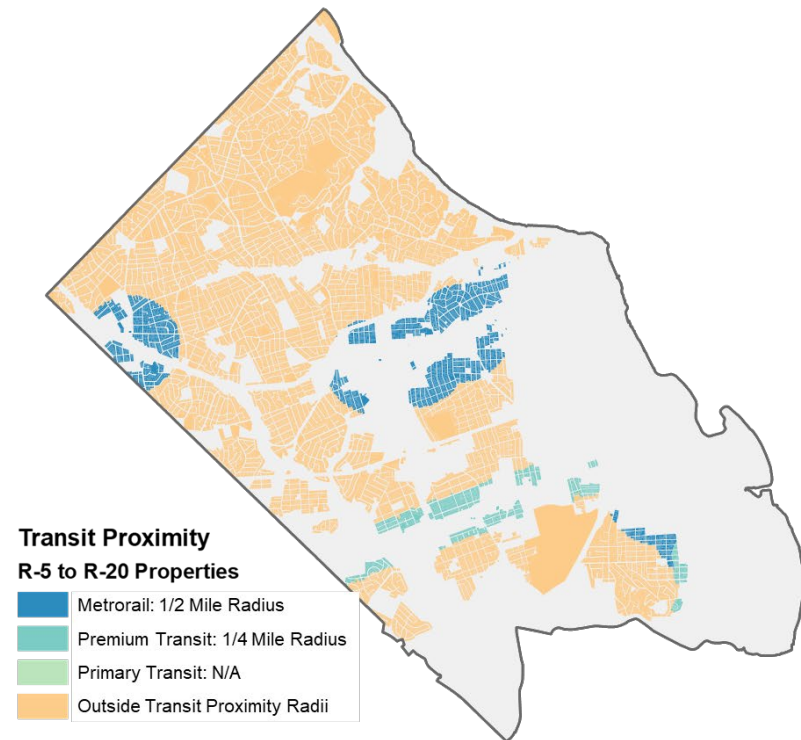
The chart above uses the Parking Option 5A definition of transit-proximate: 3/4 mile from Metrorail, 1/2 mile from Premium Transit Network, or 1/4 mile from Primary Transit Network.

ATTACHMENT 9: Transit Proximity Maps

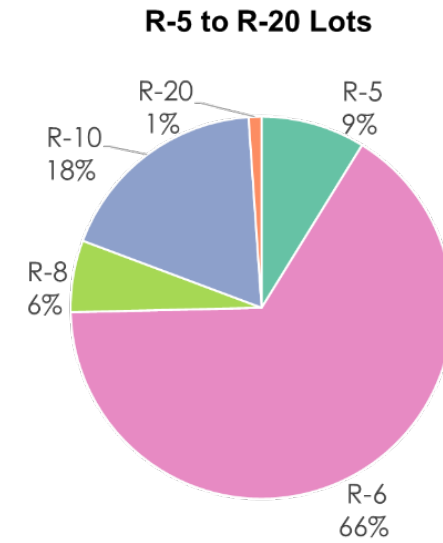
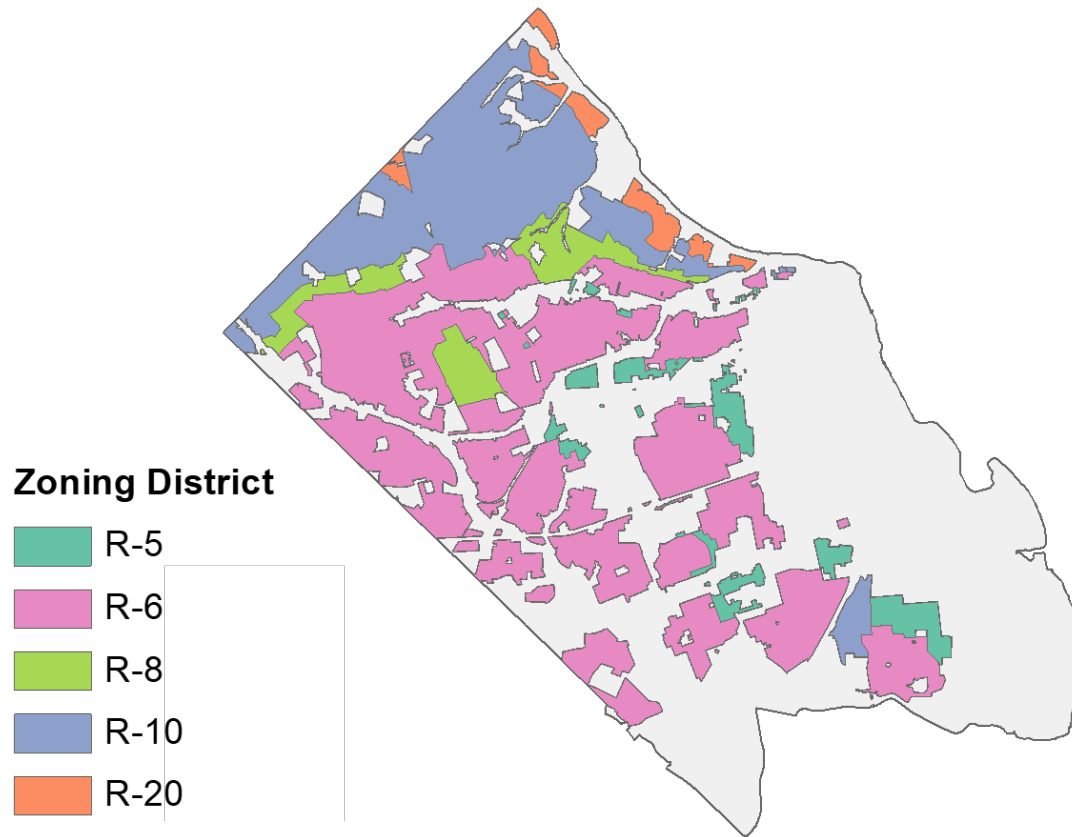
**Parking Options 5A/5C
Minimum Site Area Option 2C**



Minimum Site Area Option 2E



ATTACHMENT 10: Map and Distribution of Properties Zoned R-5 to R-20



Expanded Housing Options Racial and Socioeconomic Equity Analysis

Executive Summary

Introduction

In September 2019, the Arlington County Board adopted an [Equity Resolution](#) in furtherance of its commitment to equity and directing attention to racial equity as a matter of practice and practical application in Arlington. Through that resolution, the County Board committed to realize the vision of an equitable Arlington where all are valued, educated, healthy and safe regardless of race.

The 2019 Equity Resolution calls for the County to mindfully consider the following questions when making decisions related to policy, budget, capital improvement plans, and other initiatives:

1. Who benefits?
2. Who is burdened?
3. Who is missing?
4. How do we know?
5. What do we do?

It is expected that the proposed General Land Use Plan (GLUP) and Arlington County Zoning Ordinance (ACZO) amendments for expanded housing options in Arlington's lower density residential areas would benefit greater percentages of all racial groups than the "status quo", in which only single-detached homes are permitted in 79% of the County's residential land area and attainable by only the highest income regional households. Expanded housing options would increase access to parts of the community that are currently unavailable to many households, thus increasing access for all populations to community conditions and opportunities that may be needed to reach full potential and experience optimal well-being, as called for in the County's Equity Resolution.

However, with this racial equity evaluation framework in mind, detailed attention has been focused on answering the five racial equity questions listed above, to quantify the specific potential impacts of this proposal throughout the community as compared with the status quo, and to inform whether further refinements to the proposal are needed, or if other actions are needed to address disparities, as well as identified areas for further study or consideration. Analysis has focused on demographic characteristics of the region and County as a whole and compared with the specific areas where expanded housing options are proposed, by zip code and in areas with higher percentages of people of color than the County and the Washington¹ region.

Key Findings

An overview of the current land use policy and proposed land use policy for expanded housing options, detailed evaluation of demographics and housing conditions within impacted areas explaining "How Do

¹ Washington-Arlington-Alexandria, DC-VA-MD-WV metropolitan statistical area.

We Know?”, and answers to the five key equity questions are provided in this report. Key findings of the analysis are as follows:

Community Impact Area: The proposal is anticipated to directly impact areas in Arlington with R-5 to R-20 zoning outside of adopted planning districts, referred to as Expanded Housing Option (EHO) Eligible Areas. Under the status quo, Arlington has fewer people of color, relative to its population, and a greater proportion of more affluent households, than the Washington metro area. The equity analysis finds that within areas in Arlington zoned for single-detached housing today (R-5 to R-20 zones), only 28% of residents are people of color, compared to 48% people of color living in zoning districts that allow two-family, townhouse, and multifamily dwellings. The percentage of renter households in R-5 to R-20 zones (15%) is also significantly lower than the County average (62%).

Benefits of Expanded Housing Options: The racial and socioeconomic analysis provides detailed demographic data for areas with R-5 to R-20 zoning by zip code, comparing housing options under the status quo to potential new options that are under consideration. In all zip codes, allowing EHO development including buildings with 6 to 8 units in lower density residential neighborhoods would enable households generally earning \$100,000 or more to purchase or rent homes. Less expensive options would benefit greater percentages of all racial groups than the status quo, in which only households earning more than \$200,000 have sufficient income to purchase homes.

Out of 26 Arlington census tracts where at least 20% of housing units are located in R-5 to R-20 zones, the analysis identifies four tracts with a higher percentage of people of color than the County average (39%). Only one of these tracts has a higher percentage of people of color than the regional average (55%). Policies which permit EHO may allow more households of color to remain or move into these census tracts, given that EHO development may be less expensive and more attainable than existing and new detached housing built under the status quo.

Burdens of Expanded Housing Options: As under the status quo, households renting single-detached homes would need to relocate if the property owner chose to sell or redevelop their property, including in census tracts with higher percentages of people of color. Three zip codes with higher percentages of renter-occupied units (22201, 22202, and 22203), and two of the four census tracts with higher percentages of people of color and higher percentages of renter-occupied units (Census Tract 1024 and Census Tract 1008 with 18% and 25% renter-occupied units, respectively) could experience greater impacts if renter-occupied units in these areas were to redevelop. Continued housing cost escalation may also be a burden, as with the status quo, given the high demand for housing in Arlington, disproportionately experienced by people of color, given lower average household incomes.

Who is Missing from Expanded Housing Options? Under both the status quo and the proposal for EHO development, households earning less than \$100,000 do not earn sufficient income to purchase or rent homes in R-5 to R-20 zones. The lack of housing options in these areas affordable to households earning less than \$100,000 disproportionately impacts people of color seeking to move or stay in Arlington, given lower average household incomes. All areas eligible for EHO include a percentage of households earning less than \$100,000, the percentages differing by zip code and census tract.

One of the four census tracts with a higher percentage of households of color than the County average also has a higher proportion of households with incomes less than \$100,000 than the County as a whole (Census Tract 1026). This tract is a portion of the Douglas Park neighborhood between South Glebe Road, and South Quincy Street and South Randolph Street. Given the mixture of housing types present in this census tract, it is not possible to say with certainty whether these households already live in single-detached homes in areas eligible for EHO (R-5 and R-6 districts) or in the many townhouse and market rate affordable apartments (MARKS) in this tract. However, this census tract, as well as all other census tracts with EHO eligible areas, include households already living in Arlington that do not earn sufficient income to take advantage of the market rate housing that could be realized through expanded housing options

What Do We Do? Allowing 2 to 8 units per building would provide housing opportunities that could benefit greater percentages of all racial groups than the status quo. The County has [rental](#) and [homeownership](#) assistance programs in place to help meet the housing needs of eligible households earning less than \$100,000. However, other resources are needed. In 2015 the County adopted the Affordable Housing Master Plan (AHMP) as an element of the County's Comprehensive plan. The AHMP establishes the County's policy to meet the current and future housing needs of Arlington residents of all levels of income. Since the adoption of the AHMP, the County has committed significant resources to meet the goals established in the plan and has added 3,785 committed affordable housing units to ensure the availability of housing for lower income residents. A review of the AHMP was recently completed. The review resulted in an updated [Implementation Framework](#) which will guide the County in its work over the coming years to advance the goals, objectives and policies in the plan.

Notably, the County is currently conducting a [Homeownership Study](#) to clarify the community's values and goals related to homeownership, examine the appropriateness of current homeownership program outcomes, assess opportunities for potential homebuyers and existing homeowners, and determine whether existing programs support Arlington's homeownership goals. Additionally, the County has initiated a review of the Housing Grants program to identify the program's policy goals effectiveness in meeting the housing needs of disabled, senior, and extremely low-income households, and to develop possible program adjustments.

The County is also conducting other studies and planning efforts through the [Housing Arlington](#) initiative to increase support, including finding new multifamily land use and financial tools; expanding employee housing programs; providing technical assistance and resources to existing affordable condominium developments; forging new housing development partnerships with houses of worship and other non-profits and institutional landholders; and fulfilling elements of its Affordable Housing Master Plan (AHMP) Implementation Framework. In addition, Arlington County is participating in the development of a [Regional Fair Housing Plan](#) in conjunction with the Metropolitan Washington Council of Governments and other jurisdictions. The draft plan includes a wide array of recommended actions to advance fair housing and to address segregation. The draft plan is currently under review and is anticipated to be adopted later this year.

The above-mentioned programs, studies and initiatives, as well as additional efforts over the coming years, can assist with increasing housing affordability. As the County undertakes this work, there is and will continue to be a focus on racial equity – and the question: How can these programs, studies and initiatives work in concert to positively impact housing opportunities for households of color?

Current and Proposed Land Use Policy

This racial and socioeconomic equity analysis is rooted in a comparison of demographic and housing conditions that exist under Arlington’s current land use policy and zoning framework for the County’s residential land area as compared with the proposal for expanded housing options (“missing middle housing”).

Arlington’s Status Quo Lower-Density Residential Land Use and Zoning Framework

While Arlington has a long-standing policy of promoting medium- and high-density development along transit corridors, Arlington currently permits only single-detached homes by-right in R-5 through R-20 zoning districts, which make up more than three quarters of Arlington’s residential land area. Laws excluding multi-family or attached buildings and townhouses from these areas date back to the 1930s. Over the past 30 years, Arlington has been experiencing the replacement of original, smaller, single-detached housing with much larger single-detached houses. This trend of redevelopment is a result of aging housing stock, rising land costs resulting from housing demand exceeding limited supply, and restrictive zoning regulations that only enable single-detached housing forms in these areas.

Proposal for Expanded Housing Options

As compared with the status quo, in which single-detached homes are the only housing type permitted by-right in R-5 to R-20 zones, the draft ACZO amendment would establish a new zoning tool to expand the housing types allowed in areas currently limited to single-detached development (“Expanded Housing Option (EHO) eligible” areas), permitting buildings with 2 to 8 units.²

It is anticipated that construction of these newly permitted housing types would occur gradually over time, and replacement of older single-detached homes with new, larger single-detached homes would still be the most common type of change experienced in these areas. Single-detached homes would still be a by-right permitted use with high rate of economic return, easy financing, and a well-established track record in the marketplace. Expanded housing options built to the standards in the draft ACZO amendment may be profitable to build, in some instances, but may require more complicated financing, may involve more buyers/renters, and would have additional zoning requirements compared with single-detached houses, such as design standards related to parking placement, facades, and trees. Given the range of opportunities (up to 8-unit buildings) on lot sizes up to and including parcels larger than 1 acre, higher cost/larger lot areas are anticipated to have the same likelihood of realizing new housing choices as lower cost/smaller lot areas.

The overall pace of redevelopment with newly enabled housing options is expected to remain relatively consistent with the current status quo. Given the lack of developable land in Arlington to build new housing, the pace of new construction would only increase significantly if single-detached property owners became more willing to sell, which is not anticipated given (1) the high desirability of Arlington as a place to purchase a home and settle permanently, (2) its proximity to job centers, high-quality schools, and other amenities, and (3) other quality of life factors that make long-term homeownership an attractive prospect for many.

The anticipated sales prices for individual housing units under Expanded Housing Options are in Figure 1.

² Buildings with 7-8 units were not included in the scope of advertisement for the ACZO amendment. Because these housing types were considered as part of this analysis, references to 8-plexes remain in the report.

Figure 1: Expanded Housing Options Anticipated Sales Prices, Rent, And Minimum Required Household Income

Housing Option	Bedrooms	Anticipated Sales Price	Anticipated Monthly Rent	Required HH Income to Attain Lowest Rent/Price
6-plex/8-plex	1-2 bedrooms	\$520,000 - \$670,000	\$2,700 - \$3,300	\$108,000 / \$118,000
3-plex/4-plex	2-3 bedrooms	\$700,000 - \$900,000	\$3,100 - \$3,900	\$124,000 / \$160,000
Townhouse	3-4 bedrooms	\$970,000 - \$1.3 million		\$223,000
Semidetached	3-4 bedrooms	\$1,100,000 - \$1.4 million		\$244,000

Sources: [Consultant Analysis of Missing Middle Housing Alternatives, 2022](#) and Arlington County [CPHD, 2022](#).

Demographic Highlights

The following section of the report details demographic highlights for Arlington County and the Washington region³, areas eligible for Expanded Housing Options, and a focus on census tracts within these areas with higher percentages of people of color.⁴

Arlington County and the Region

Arlington differs from the region in key features, including race and ethnicity, age, and income.

Race and Ethnicity: Arlington is less diverse than the larger Washington region. People of color make up 39% of the County's population (9% Black or African American, 10% Asian, 15% Hispanic or Latino, and 5% Multiracial and Combined Populations⁵). This is compared with the region where 55% of the population are people of color (Figure 2).

Age: Arlington is younger than the region, with 67% of the population younger than 44 years and 10% 65 or older. Regionally, 61% of the population is younger than 44 years and 13% is 65 or older (Figure 3).

Household Income: Arlington is more affluent than the region. The median household income in Arlington is \$122,604 and the regional median household income is \$106,415. In Arlington, 24% of

³ Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area

⁴ Source for demographic data is the American Community Survey, 2022 and Arlington CPHD Population and Demographic Estimates, 2022. These data sources are posted on the [Missing Middle Housing Study Documents Page](#).

⁵ Multiracial and Combined Populations includes American Indian and Alaska Native alone, Native Hawaiian and Other Pacific Islander alone, Some other race alone, and Two or More Races. Combined Populations include those of race categories with populations less than 6% of Arlington's total population.

households have incomes of \$200,000 or more, as compared with 20% of households with incomes of \$200,000 or more within the region as a whole (Figure 4).

Household Income by Race: In Arlington, 39% of Black or African American households, 59% of Asian households, 40% of Multiracial and Combined Population households, and 39% of Hispanic or Latino households earn more than \$100,000. This is compared with 61% of White households having incomes more than \$100,000 and 25% of White households earning more than \$200,000. The share of Black or African American, Asian, Multiracial and Combined Populations, and Hispanic or Latino households with incomes \$200,000 or more are substantially lower than the percentage of White households with income \$200,000 or more (Figure 5). Differences in household income by racial group are similar at the regional level.

Housing Costs as Share of Household Income: In Arlington, 30% of renter-occupied households and 13% of owner-occupied households spend more than 35 % of household income on housing. This is lower than the percentage in the region where 37% of renter-occupied households and 16% of owner-occupied households spend more than 35 % of household income on housing (Figure 6 and 7). However, 40% of Black or African American renter households and 51% of Hispanic or Latino renter households in Arlington spend more than 35% towards their housing.⁶

EHO Eligible Areas

Demographic and socioeconomic composition in areas proposed for expanded housing options varies by zip code⁷ and differ from characteristics within the County as a whole.

Race and Ethnicity: EHO Eligible Areas have lower percentages of residents of color than the County as a whole, with only 28% of the population living in R-5 to R-20-zoned areas identifying as people of color, compared to 48% people of color living in zoning districts that allow two-family, townhouse, and multifamily dwellings.⁸ At the zip code level, only 22204 has a higher proportion of people of color within R-5 to R-20 zones (52%) than the County average. The other zip codes include between 21% to 37% people of color within R-5 to R-20 areas (Figures 8 and 9).

Age: Areas with R-5 to R-20 zoning are slightly older than the County as a whole, with most zip codes including percentages of population older than 65 between 10% and 15% (Figure 10).

Household Income: Areas with R-5 to R-20 zoning are more affluent than the County as a whole. The percentage of households earning more than \$200,000 ranges from 23% in 22204 to 55% in 22207. There are other differences between zip codes, as well. In 22204, incomes are fairly evenly distributed along the income spectrum, while other zip codes present larger shares of households earning more than \$200,000 (Figure 11).

In all zip codes except 22204, areas zoned R-5 to R-20 have an average household income that is greater than the average⁹ for Arlington (\$156,941). Average household income for R-5 to R-20 areas within

⁶ 2018 American Community Survey, Microdata – GMU Analysis

⁷ [Map of Arlington zip codes](#)

⁸ Two-family, townhouse, and multifamily zoning districts are R2-7, R-10T, and R15-30T and all “RA” districts

⁹ Average income is used for this analysis because median incomes cannot be estimated for zoning districts with the available ACS data.

22204 is \$152,378, slightly below the County average. And the average household income for R-5 to R-20 areas in all Arlington zip codes is greater than the regional average (\$138,719) (Figure 12).

Housing Costs: Areas with R-5 to R-20 zoning have differing rates of housing costs as a percentage of income. Most zip codes are similar to the County as a whole, with less than 15% of owner-occupied households spending more than 35% of their income on housing costs. However, in 22202 and 22204, between 15 and 20% of owner-occupied households spend more than 35% of household income on housing costs (Figure 13).

The percentage of rental households in R-5 to R-20 zones that spend more than 35% of household income on housing is the same or higher than the County as a whole. In 22203, 22204, 22205, 22206, and 22213, between 35 and 41% of renter-occupied households spend more than 35% of household income on housing costs (Figure 14).

Tenure: Within Arlington, 62% of all housing units (all types) are renter-occupied units.¹⁰ For all R-5 to R-20 areas, 15% of housing units are renter occupied. Given zoning permissions in R zones, these are primarily single-detached units and a limited number of duplexes. The zip codes with percentages of renter-occupied units in R-5 to R-20 zones that are greater than the Countywide R-5 to R-20 average are 22201 (22%), 22202 (23%), and 22203 (17%) (Figure 15).

Single-Detached Housing Costs: Median sales prices, rental rates, and assessments for single-detached homes vary by zip code (Figure 16). Lower cost zip codes are 22204, 22206, and 22203 and higher cost zip codes are 22201, 22202, 22205, 22207, 22209, and 22213).

Single-Detached Housing Construction: New single-detached housing, with estimated sales prices ranging from \$1.8 to \$2.8 million, are significantly more expensive than the average sales prices for all single-detached units (Figure 18). The pace of new construction of single-detached homes as well as substantial renovations and expansions of existing homes, which significantly increase the value of a home, was documented in the Missing Middle Housing Study Research Compendium in 2019.¹¹ New home construction and renovations are occurring in R-5 to R-20 zones throughout the Arlington community (Figure 30). Excluding substantial renovations, 51% of new homes constructed between 2012 and 2021 were located in zip code 22207, followed by 15% in 22205 and 14% in 22201 (Figure 31). For renovations and additions with permit valuations greater than \$200,000, 37% of activity between 2012 and 2021 was in zip code 22207, followed by 24% in 22205 and 17% in 22201 (Figure 31)

Housing Attainability by Income: Given the sales prices for existing single-detached homes, purchase of a single-detached home require incomes ranging from \$177,038 in 22206 to \$343,171 in 22209.¹² Renting a single-detached home requires income ranging from \$108,900 in 22206 to \$192,060 in

¹⁰ [Arlington County Profile, 2022](#).

¹¹ Missing Middle Housing Study Research Compendium, [Bulletin 2](#), pages 8-9.

¹² Required annual income for single-detached dwelling housing purchase assumes 28% housing cost to income ratio, 20% mortgage down payment, 4.39% mortgage interest rate (consistent with spring 2022 Phase 2 analysis), \$1,600 annual homeowner's insurance, and 1.013% property tax rate.

22213.¹³ Given the sales prices for a new single-detached home in Arlington, annual income of at least \$398,202 is required to attain this type of housing (Figure 16, 17, 18).

Housing Attainability by Racial Group: Purchasing a single-detached home within R-5 to R-20 zones in all Arlington zip codes requires household income of at least \$178,000, exceeding household income for the majority of regional households (Figure 19, 20). As indicated in Figure 5, 75% of White households, 90% of Black or African American households, 75% of Asian households, 89% of Multiracial and Combined households, and 89% of Hispanic or Latino households within the region have incomes below \$200,000. While most households do not earn enough income to purchase a single-detached home in Arlington, households of color are more impacted by the high purchase prices of single-detached homes, given lower household incomes for these racial groups than White households. The high cost of new single-detached homes makes home purchases for new housing in these areas even more out of reach. The American Community Survey does not break down income levels above \$200,000, so a demographic profile of households with incomes at or above \$400,000, the level needed to attain new single-detached housing in Arlington, is not available.

Renting a single-detached home is more attainable than purchasing (Figure 21). Rents in the 22202, 22203, 22204, 22205, and 22206 zip codes may be attainable by households earning between \$100,000 and \$150,000, representing 40% - 61% of regional White households, 20% - 39% of Black or African American households, 39% - 60% of Asian households, 21% - 40% of Multiracial, Combined, and 20% - 39% of Hispanic or Latino households (Figure 5).

Areas with Higher Percentages of People of Color

This analysis has also considered potential impacts in areas with R-5 to R-20 zoning that have higher percentages of people of color. The goals for this effort were to identify the locations of these areas, quantify the extent to which these areas differ demographically from other areas, and evaluate, to the extent it is possible, whether potential impacts in these areas may differ from other areas.

In conducting this analysis, it was possible to identify the location of these areas and characterize demographic differences. Within the areas in which at least 20% of the housing units are located in R-5 to R-20 zones, there are four census tracts that have a higher percentage of people of color than either the County or the region. Census Tract 1008, which is roughly contiguous with the Halls Hill/High View Park neighborhood, has a higher percentage of people of color than the regional average of 55%. There are also three census tracts with a higher percentage of people of color than the County average of 39%: Census Tracts 1023.02 (southern portions of Barcroft and Alcova Heights neighborhoods), 1024 (northern portions of Arlington Heights and Penrose neighborhoods), and 1026 (central portion of Douglas Park neighborhood) (Figure 24).

However, as indicated in Figure 32, a range of housing types is present in these census tracts, including single-detached, duplex, townhouse, and multi-family units. This range of housing types is particularly evident in the tracts located along Columbia Pike in Census Tracts 1023.2, 1024, and 1026 in which 40%, 40%, and 41%, respectively, of the housing units are located in R-50 to R-20 zones. As a result, while it is possible to identify locations and characterize demographics, the available census data with acceptable

¹³ Required annual income for single-detached dwelling rental assumes rent estimates based on 0.33% of the value of the median sale price and 30% rental cost to income ratio.

margins of error does not support drawing conclusions about the extent to which households in single-detached units vs multi-family units influence the demographics.

Thus, it is possible to conclude that three of the four census tracts in this subgroup have percentages of households earning less than \$100,000 less than 40%, comparable to the Countywide average (41%)., and Census Tract 1026 is higher than average with 51% of households earning below \$100,000 (Figure 25). However, it is not possible to conclude the number households earning below \$100,000 living in multi-family units as compared with single-detached units in these census tracts. Rather, these households all live within the same census tract within the Douglas Park neighborhood.

Of these census tracts, Census Tract 1024 has a higher percentage of people older than 65 than the County's 10% of people older than 65 (Figure 26). Census Tract 1024 and Census Tract 1008 also have a higher percentage of rental housing (18% and 25%, respectively) in R-5 to R-20 zones than the County average of 15% across R-5 to R-20 zones (Figure 27).

With regard to housing cost burden, all four census tracts in this subgroup are similar to the County as a whole for owner-occupied housing, ranging from 13% and 18% households spending more than 35% of their income on ownership costs. Rental cost burden in these tracts is also similar to the County as a whole, except for Census Tract 1023.02 where 51% of renter households pay more than 35% of their income on housing costs. However, only 100 out of the 1,103 rental housing units within this tract are within R-5 to R-20 zones, with the remainder being in multifamily or commercial/mixed-use zones along Columbia Pike (Figure 28, 29).

Who Benefits?

An understanding of the existing conditions within the region, Arlington, and areas eligible for Expanded Housing Options provides answers to questions regarding the benefits of the proposed General Land Use Plan (GLUP) and Arlington County Zoning Ordinance (ACZO) amendments on the Arlington community from a racial and socioeconomic perspective, as compared with the status quo.

Status Quo

Households with income sufficient to purchase or rent existing or new single-detached homes benefit from Arlington's current land use policy and zoning regulations in which only single-detached homes are permitted in R-5 to R-20 zones. As described in the "Housing Attainability by Income" section above, the income level needed to attain single-detached homes is significantly higher than the median incomes for Arlington and the region.

Households that already own a home in these areas also benefit from growth in home equity (wealth) as housing values increased over time. This includes households with sufficient income to purchase today and also households that may not have sufficient income to purchase a single-detached home today yet purchased homes in the past when housing values were lower. While this home equity may not be sufficient to purchase a more expensive single-detached home in Arlington today or in the future, it provides opportunities to finance renovations or expansions to support changing lifestyle needs as well as other personal investments, purchases, or educational needs, as well as creating generational wealth that can be accessed or passed on to heirs when a home is sold.

As indicated previously, households within the region that have incomes sufficient to purchase existing and new single-detached homes in Arlington are those earning more than \$200,000: 25% of White, 25% of Asian households, 10% of Black or African American households, 11% of Multiracial and Combined Populations, and 11% of Hispanic or Latino households (Figure 5).

Households within the region with sufficient income to rent single-detached homes are households earning more than \$100,000, which is also represented by a greater share of White households (61%) and Asian households (59%), than Black or African American households (39%), Multiracial and Combined households (40%), or Hispanic or Latino households (39%). In the four census tracts with higher percentages of people of color than the County or region ("Areas with Higher Percentages of People of Color – Demographic Highlights"), as in other areas, benefits would be realized by households with sufficient income to purchase or rent existing and new construction single-detached homes. Households of color who already own homes in these areas may also benefit from the increases in home equity (wealth) as property values rise.

Proposed Expanded Housing Options

Allowing for expanded housing options, through policies proposed in the draft GLUP and ACZO amendments, would allow for other, less expensive options to be constructed as an alternative to existing and new construction single-detached homes. Impacts will differ in lower cost zip codes (22204, 22206, and 22203) and higher cost zip codes (22201, 22202, 22205, 22207, 22209, and 22213).

In lower cost zip codes, the median sales price for existing single-detached homes ranges from \$825,000 to \$933,000 (Figure 16). Multifamily buildings with 3 to 8 units would provide housing options with likely sales prices comparable to (3- and 4-plexes) or less than (6- and 8-plexes) the price of existing single-detached homes.¹⁴ Prices for these new housing options would be lower than existing single-detached homes and considerably less than the alternative under the status quo of a newly constructed single-detached home, which, on a 5,000 – 5,500 square foot lot sells for \$1,890,000 on the low end (Figure 18)¹⁵. Townhouses under the expanded housing option proposal would be approximately half the cost of a new single-detached home and semidetached homes would be approximately 26% - 42% lower than cost of a new single-detached home.

Existing single-detached homes may rent for \$2,723 to \$3,079 in lower cost zip codes (Figure 16). Rental rates in expanded housing options may be comparable or higher (\$2,700 for a 1-2 bedroom unit in a 6-plex /8-plex to \$3,900 for a 2-3 bedroom unit in a 3-plex/4-plex) and provide opportunity for more rentals than are possible under the status quo, when single-detached homes are replaced with larger single-detached homes occupied by new affluent homeowners.

In higher cost zip codes, existing single-detached homes sell for \$1 million to \$1.6 million. Expanded housing options will provide choices that are less expensive than what is currently available, although newly-built semidetached and townhouse units could be more costly than some existing housing options in these areas.

Existing single-detached homes may rent for \$3,300 to \$4,800 in higher cost zip codes (Figure 16). Rental rates in expanded housing options are estimated to be lower (\$2,700 for a 1-2 bedroom unit in a

¹⁴ Assuming housing sales prices for expanded housing options as provided in Figure 1.

¹⁵ R-5 zoning requires 5,000 square foot minimum lot size.

6-plex /8-plex to \$3,900 for a 2-3 bedroom unit in a 3-plex/4-plex) and provide opportunity for rental options that are in short supply within R-5 to R-20 zones under the status quo.

In both lower and higher cost zip codes, allowing 2 to 8 units per building would enable households generally earning \$100,000 or more to purchase and rent homes, benefiting greater percentages of all racial groups than the status quo, in which only households earning more than \$200,000 have sufficient income to purchase homes (Figure 19, 20, 21). If EHO development follows the geographic pattern for new construction of single-detached homes over the last ten years (Figure 31), it would result in greater opportunities in neighborhoods that are less diverse and less inclusive in the R-5 to R-20 zones within the 22207, 22205 and 22201 zip codes. In the four census tracts with higher percentages of people of color, expanded housing options may allow more households of color to remain or move into these census tracts.

Allowing more than 1 unit per building achieves also provides opportunities for more rental units, which provide a lower cost option for households to live in these areas, as well as an offset in the loss of lower cost, renter-occupied units in lower cost areas when renter-occupied units are replaced with new construction. Expanded rental options also increase the potential for lower cost renter-occupied units in higher cost areas.

Expanded housing options would also allow homeowners to retrofit their existing house to create additional housing units which could be rented out while continuing to live in a portion of the original house. This could provide greater flexibility to realize supplemental income, offer caregiver housing or support multigenerational housing options.

Adding more housing supply also benefits lower income households. Expanded housing options provide more rungs on the ladder between mid- and high-rise apartments/condos and single-detached houses, providing opportunities for households living in lower cost rental units to relocate, increasing the availability of lower cost rentals. Furthermore, as these expanded housing options age over time, they would become more attainable than new construction.

Beyond housing costs, policies to expand housing options can benefit residents with housing needs other than a large single-detached house. For example, an older adult seeking to age in place might be able to downsize from a single-detached house to a smaller condominium or apartment, within their current neighborhood. Residents with disabilities could benefit from multiplex housing options that provide opportunities for single-level apartments on the ground floor. In buildings with four or more units, the Fair Housing Act requires certain accessibility features for all ground floor units. Allowing these housing options in all Arlington neighborhoods will provide residents with more choices for where they can live.

Who is Burdened?

The following section details the potential burdens of the proposed General Land Use Plan (GLUP) and Arlington County Zoning Ordinance (ACZO) amendments on the Arlington community from a racial and socioeconomic perspective, as compared with the status quo.

Status Quo

In both lower cost and higher cost zip codes, the status quo would result in continued replacement or expansion of single-household homes, including current rental properties. The impacts would include the continued displacement of renter households, to the extent that this occurs, continued housing cost escalation, and continued loss of opportunities for households that cannot attain housing at these costs, disproportionately experienced by people of color. If the geographic pattern for new construction of single-detached homes over the last ten years continues (Figure 18b), it would result in less diverse and less inclusive neighborhoods in the R-5 to R-20 zones within the 22207, 22205 and 22201 zip codes. Property tax rates are reviewed on an annual basis and properties are assessed based on the actual use of the property rather than the potential use. However, for current lower income homeowners, impacts on property taxes may also be a concern.

In the four census tracts with more than 20% percent of parcels zoned R5- to R-20 and higher percentages of people of color, burdens differ by the characteristics of each census tract. In all of these tracts, as housing costs increase and older homes are replaced with new, more costly homes, White households are more likely to benefit and move into these areas given higher household incomes required to afford newer housing, potentially replacing existing households of color who previously owned homes in these areas and chose to sell their homes for a variety of reasons. The two census tracts with a higher percentage of renter-occupied single-detached homes (Tracts 1008 and 1024) may be more susceptible to change, when rental dwellings are replaced with new construction, if it can be assumed that investors would be motivated to sell or redevelop their rental properties.

Proposed Expanded Housing Options

As under the status quo, households renting single-detached homes would need to relocate if the property owner chose to redevelop, including in census tracts with higher percentages of people of color. Three zip codes with higher percentages of renter-occupied units (22201, 22202, and 22203), and two of the four census tracts with higher percentages of people of color and higher percentages of renter-occupied units (Census Tract 1024 and Census Tract 1008 with 18% and 25% renter-occupied units, respectively) could experience greater impacts if renter-occupied units in these areas were to redevelop. Continued housing cost escalation may also be a burden, as with the status quo, given the high demand for housing in Arlington, disproportionately experienced by people of color, given lower average household incomes.

Who's Missing?

Under both the status quo and the proposal for expanded housing options, households earning less than \$100,000 do not earn sufficient income to purchase or rent homes in R-5 to R-20 zones. (Figure 24, 25) The lack of housing options in these areas affordable to households earning less than \$100,000 disproportionately impacts people of color seeking to move or stay in Arlington, given lower average household incomes. All EHO Eligible Areas include a percentage of households earning less than \$100,000, the percentages differing by zip code and census tract. Out of 26 census tracts with more than 20% of their housing located in R-5 to R-20 zones, only Census Tract 1026 has both a higher proportion of people of color and households with incomes below \$100,000 than the County as a whole. Arlington, the region, and the entire nation are experiencing serious housing challenges, and zoning reforms that

enable more housing options complement parallel studies and initiatives with the goals of increasing affordable housing and reducing barriers to homeownership.

DRAFT

Figure 2: Race and Ethnicity

	Arlington County, Virginia		Washington- Arlington-Alexandria, DC-VA-MD-WV Metro Area	
	Estimate	Percent	Estimate	Percent
Total Population	236,434	100.0%	6,250,309	100.0%
White alone	143,786	60.8%	2,804,212	44.9%
Black or African American alone	21,126	8.9%	1,540,297	24.6%
Asian alone	24,308	10.3%	646,022	10.3%
Multiracial and Combined Populations	10,722	4.5%	267,218	4.3%
American Indian and Alaska Native alone	525	0.2%	12,081	0.2%
Native Hawaiian and Other Pacific Islander alone	204	0.1%	3,069	0.0%
Some other race alone	1,124	0.5%	29,325	0.5%
Two or more races	8,869	3.8%	222,743	3.6%
Hispanic or Latino	36,492	15.4%	992,560	15.9%

Source: 2020 ACS 5-Year Estimates Detailed Tables

Figure 3: Age

	Arlington County, Virginia		Washington- Arlington- Alexandria, DC-VA-MD-WV Metro Area	
	Estimate	Percent	Estimate	Percent
Total:	236,434	100.0%	6,250,309	100.0%
Under 5	13,846	5.9%	401,752	6.4%
5 to 17	28,624	12.1%	1,032,310	16.5%
18 to 24	19,384	8.2%	542,757	8.7%
25 to 44	96,072	40.6%	1,831,025	29.3%
45 to 64	53,077	22.4%	1,626,028	26.0%
65 Plus	25,431	10.8%	816,437	13.1%

Source: 2020 ACS 5-Year Estimates Detailed Tables

Figure 4: Household Income In The Past 12 Months *

	Arlington County, Virginia		Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area	
	Estimate	Percent	Estimate	Percent
Total:	108,604	100.0%	2,244,311	100.0%
Less than \$50,000	19,130	17.6%	481,199	21.4%
\$50,000 - \$99,999	25,415	23.4%	570,515	25.4%
\$100,000 - \$149,999	21,586	19.9%	449,363	20.0%
\$150,000 - \$199,999	16,103	14.8%	294,036	13.1%
\$200,000 or more	26,370	24.3%	449,198	20.0%

Source: 2020 ACS 5-Year Estimates Detailed Tables

* In 2020 Inflation-Adjusted Dollars

Figure 5: Household Income By Race In The Past 12 Months (In 2020 Inflation-Adjusted Dollars)

Washington-Arlington-Alexandria, DC-VA-MD-WV Metro

	Total	White	Black or African American	Asian	Multiracial and Combined Populations	Hispanic or Latino Origin Of Any Race
Total:	2,244,311	1,267,040	573,632	209,231	194,408	255,645
Less than \$50,000	21%	16%	32%	18%	28%	28%
\$50,000 - \$99,999	25%	23%	30%	22%	32%	33%
\$100,000 - \$149,999	20%	21%	19%	20%	19%	19%
\$150,000 - \$199,999	13%	15%	10%	14%	10%	9%
\$200,000 or more	20%	25%	10%	25%	11%	11%

Source: 2020 ACS 5-Year Estimates Detailed Tables

* In 2020 Inflation-Adjusted Dollars

Arlington County, Virginia

	Total	White	Black or African American	Asian	Multiracial and Combined Populations	Hispanic or Latino Origin Of Any Race
Total:	108,604	79,008	99,945	11,000	8,651	12,797
Less than \$50,000	18%	14%	38%	22%	26%	30%
\$50,000 - \$99,999	23%	22%	26%	29%	29%	31%
\$100,000 - \$149,999	20%	21%	15%	19%	18%	15%
\$150,000 - \$199,999	15%	16%	10%	12%	12%	12%
\$200,000 or more	24%	28%	10%	18%	15%	13%

Source: 2020 ACS 5-Year Estimates Detailed Tables

* In 2020 Inflation-Adjusted Dollars

Figure 6: Gross Rent As A Percentage Of Household Income - Past 12 Months

	Arlington County, Virginia		Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area	
	Estimate	Percent	Estimate	Percent
Total (Excludes units not computed)	60,131	100.0%	774,036	100.0%
Less than 30.0 percent	36,968	61.5%	411,268	53.1%
30.0 to 34.9 percent	5,333	8.9%	72,375	9.4%
35.0 percent or more	17,830	29.7%	290,393	37.5%

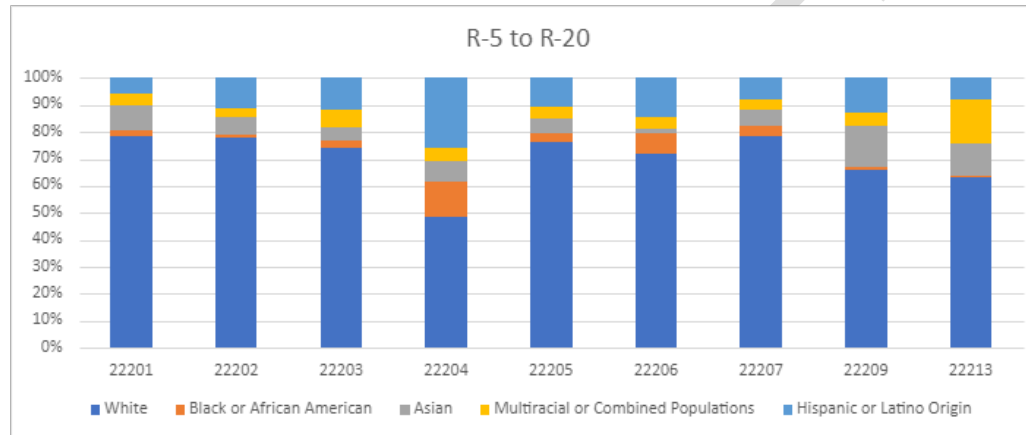
Source: 2020 ACS 5-Year Estimates Detailed Tables

Figure 7: Owner Costs As A Percentage Of Household Income

	Arlington County, Virginia		Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area	
	Estimate	Percent	Estimate	Percent
Total (Excludes units not computed)	45,981	100.0%	1,427,102	100.0%
Less than 30.0 percent	37,655	81.9%	1,103,629	77.3%
30.0 to 34.9 percent	2,272	4.9%	87,536	6.1%
35.0 percent or more	6,054	13.2%	235,937	16.5%

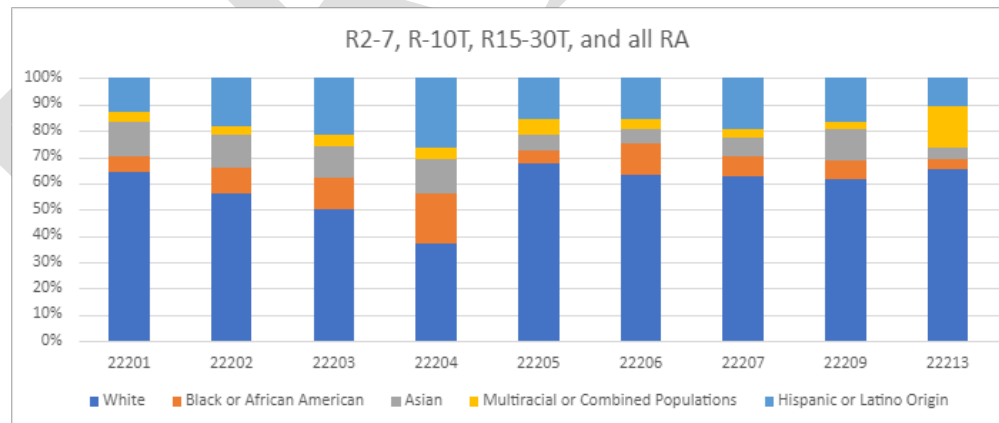
Source: 2020 ACS 5-Year Estimates Detailed Tables

Figure 8: EHO Eligible Areas Race and Ethnicity by Zip Code



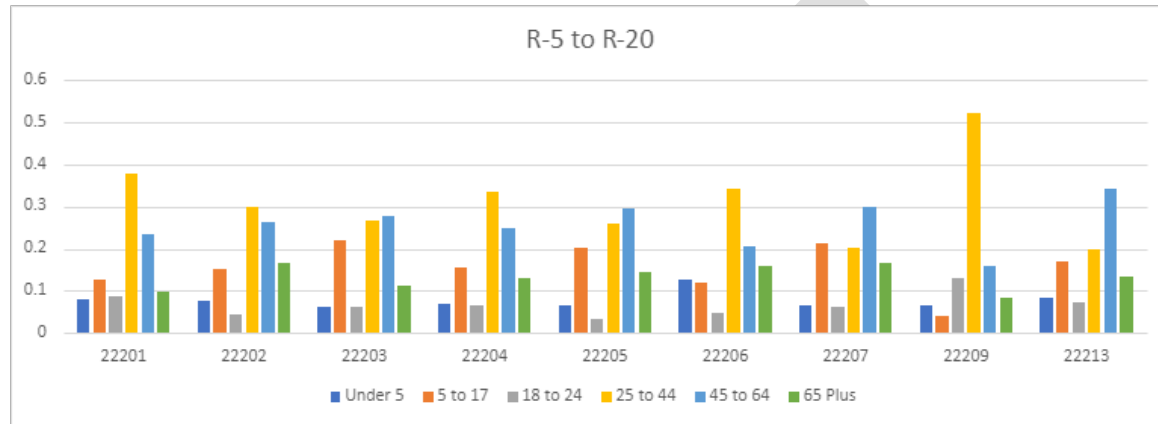
Source: CPHD Population and Demographic Estimates

Figure 9: Two-Family, Townhouse, and Multifamily Zoning Districts Race and Ethnicity by Zip Code



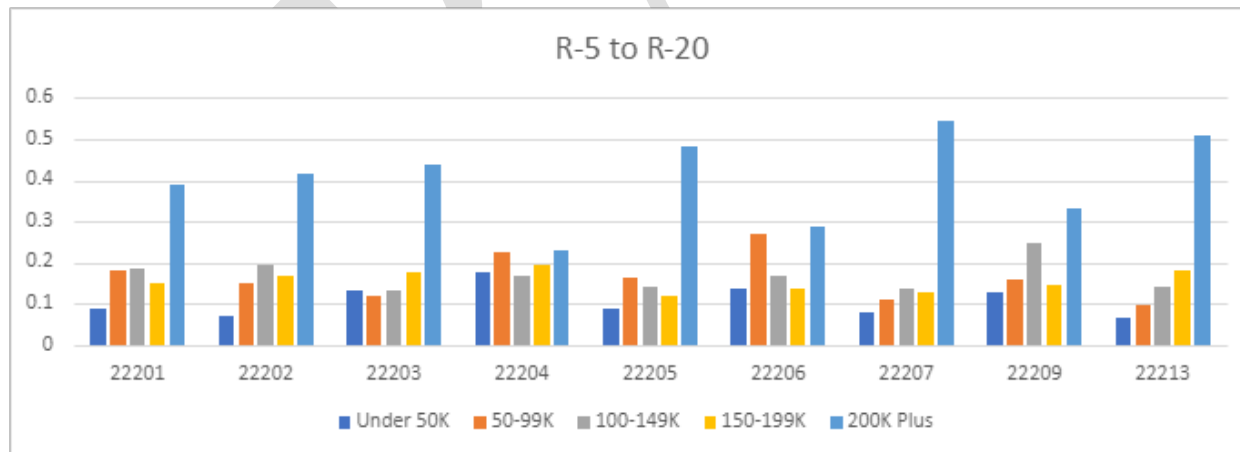
Source: CPHD Population and Demographic Estimates

Figure 10: EHO Eligible Areas Age by Zip Code



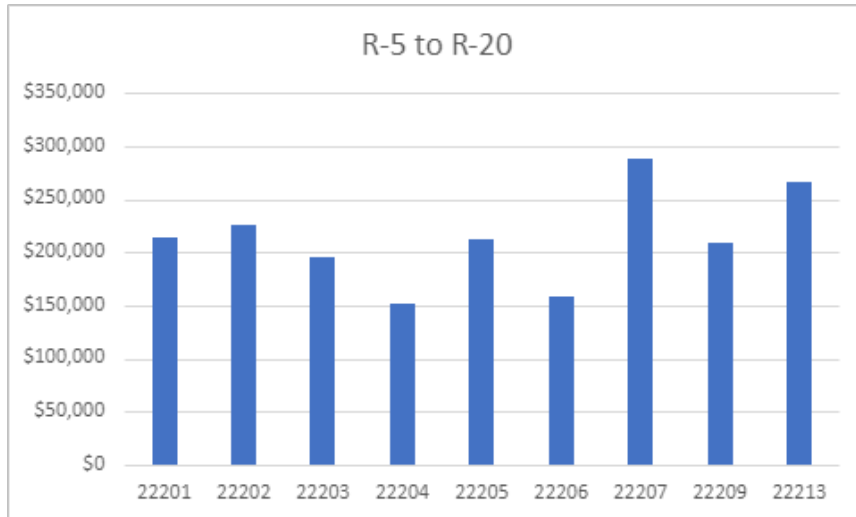
Source: CPHD Population and Demographic Estimates

Figure 11: EHO Eligible Areas Income by Zip Code



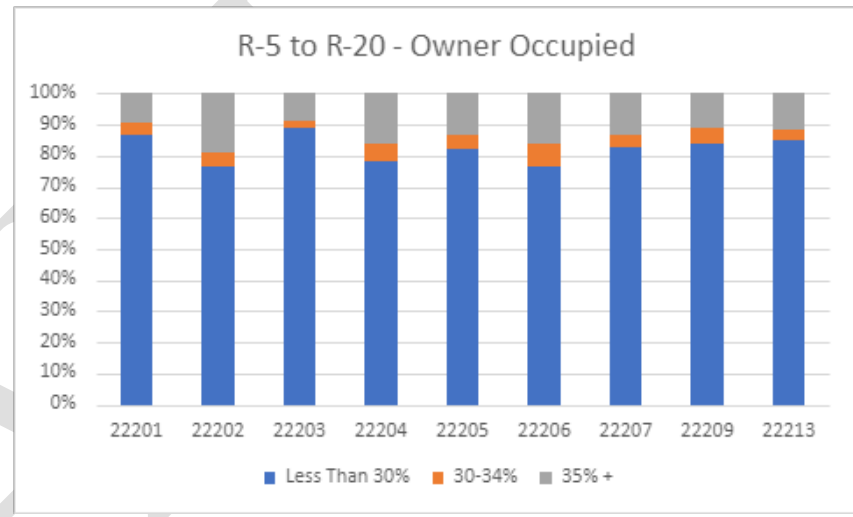
Source: CPHD Population and Demographic Estimates

**Figure 12: EHO Eligible Areas
Average Income by Zip Code**



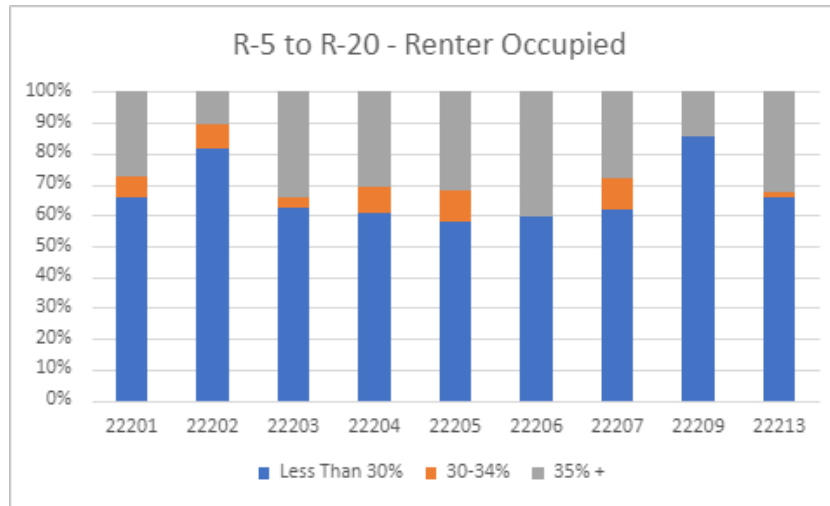
Source: CPHD Population and Demographic Estimates

**Figure 13: EHO Eligible Areas Ownership Costs
as Percent of Income by Zip Code**



Source: CPHD Population and Demographic Estimates

Figure 14: EHO Eligible Areas Rental Costs as Percent of Income by Zip



Source: CPHD Population and Demographic Estimates

Figure 15: EHO Eligible Areas Single-Detached Rental Units As Percentage Of Total Single-Detached Units

Zip	Percentage
22201	22%
22202	23%
22203	17%
22204	15%
22205	14%
22206	12%
22207	11%
22209	11%
22213	12%

Source: CPHD Master Housing Unit Database, July 2022

Figure 16: 2021 Median Sales Price By Zip Code

Zip Code	Median Sale Price of Single-detached Property	Estimated Monthly Rent Based on Median Sale Price
22201	\$1,350,000	\$4,455
22202	\$1,100,000	\$3,630
22203	\$933,000	\$3,079
22204	\$833,000	\$2,749
22205	\$1,002,250	\$3,307
22206	\$825,000	\$2,723
22207	\$1,262,488	\$4,166
22209	\$1,625,000	*
22213	\$1,455,000	\$4,802

Source: Bright MLS

County Estimate

Rent estimates are based on 0.33% of the value of the median sale price

*Limited sales data rendered rent estimate not available.

**Figure 17: 2022 Assessment Values:
Single-Detached**

Zip Code	Single -Detached
22041	\$32,100
22043	\$252,100
22046	\$357,100
22101	\$3,481,800
22201	\$1,189,350
22202	\$1,004,300
22203	\$862,800
22204	\$754,450
22205	\$929,550
22206	\$683,200
22207	\$1,093,700
22209	\$1,375,100
22213	\$958,300

Source: Arlington County Real Estate Assessment Data accessed
November 2022

**Figure 18: Arlington New Construction
Single-Detached Sales Prices**

Lot Size	Unit Size	Total Sales Price
5,000 - 5,500 sf	4,200 sf	\$1,890,000
6,000 - 6,500 sf	5,400 sf	\$2,295,000
8000 - 8500 sf	5,600 sf	\$2,380,000
10,000 - 10,500 sf	6,200 sf	\$2,635,000
12,500 - 13,00 sf	6,800 sf	\$2,822,000

Source: Consultant Analysis Missing Middle Housing Study, 2022

**Figure 19: Single-Detached Median Sales Prices And
Required Annual Income For Purchase Or Rent**

Zip Code	Median Sale Price of Single-detached Property in 2021	Required Annual Income (Purchase)	Required Annual Income (Rent)
22201	\$1,350,000	\$286,063	\$178,200
22202	\$1,100,000	\$234,146	\$145,200
22203	\$933,000	\$199,466	\$123,156
22204	\$833,000	\$178,700	\$109,956
22205	\$1,002,250	\$213,847	\$132,297
22206	\$825,000	\$177,038	\$108,900
22207	\$1,262,488	\$267,890	\$166,648
22209	\$1,625,000	\$343,171	
22213	\$1,455,000	\$307,868	\$192,060

Source: Bright MLS and Arlington CPHD, 2022

**Figure 20: New Single-Detached Sales Prices And
Required Annual Income For Purchase**

Lot Size	Sales Price	Required Annual Income
5000 - 5500 sf	\$1,890,000	\$398,202
12500 - 13000 sf	\$2,822,000	\$591,746

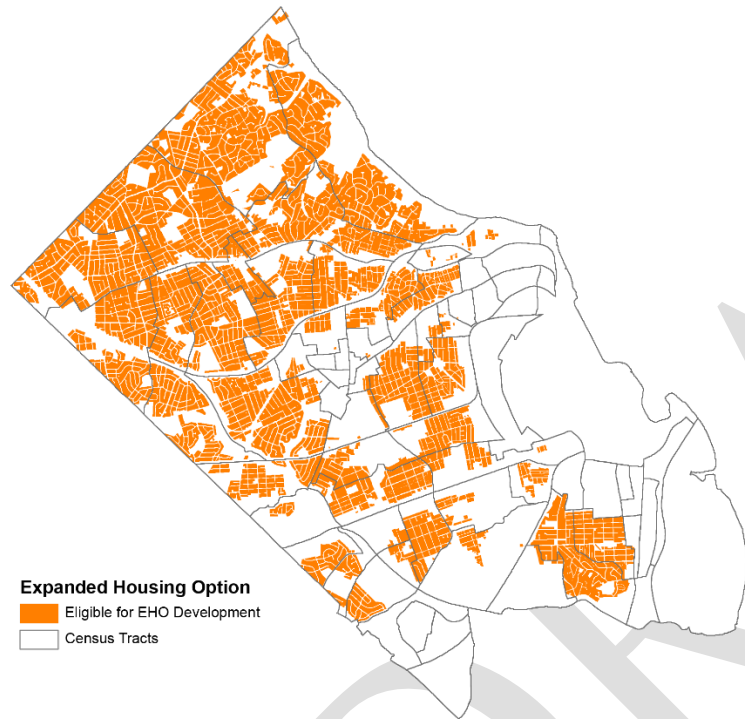
Source: Consultant Analysis Missing Middle Housing Study and Arlington CPHD, 2022

**Figure 21: 2021 Monthly Rent Based On
Median Sales Price And Required Annual Income**

Zip Code	Median Sale Price of Single-detached Property	Estimated Monthly Rent Based on Median Sale Price	Required Annual Income
22201	\$1,350,000	\$4,455	\$178,200
22202	\$1,100,000	\$3,630	\$145,200
22203	\$933,000	\$3,079	\$123,156
22204	\$833,000	\$2,749	\$109,956
22205	\$1,002,250	\$3,307	\$132,297
22206	\$825,000	\$2,723	\$108,900
22207	\$1,262,488	\$4,166	\$166,648
22209	\$1,625,000	*	
22213	\$1,455,000	\$4,802	\$192,060

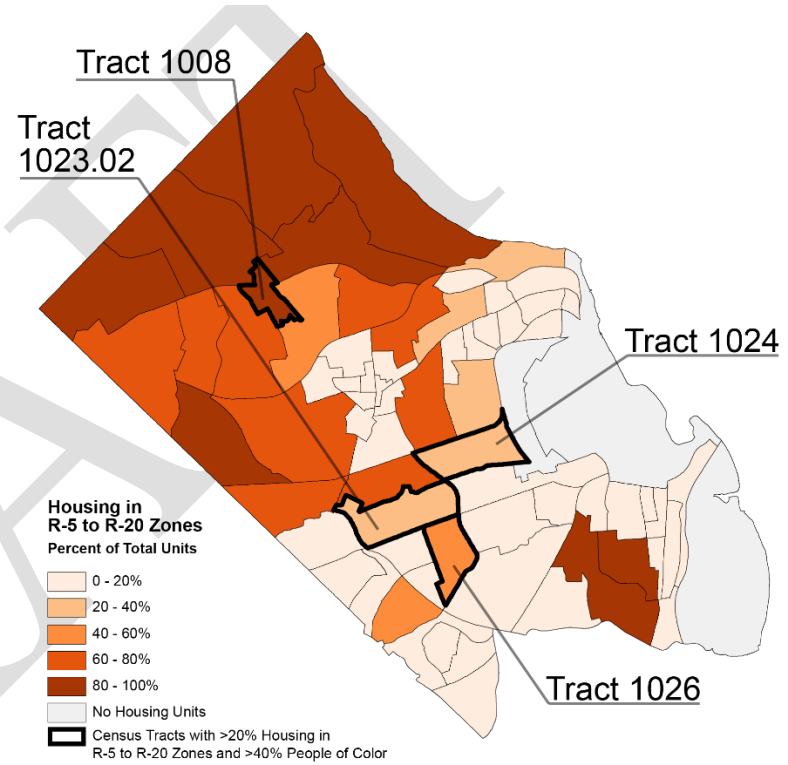
Source: Bright MLS, Arlington CPHD 2022

Figure 22: Parcels in EHO Eligible Areas by Census Tracts



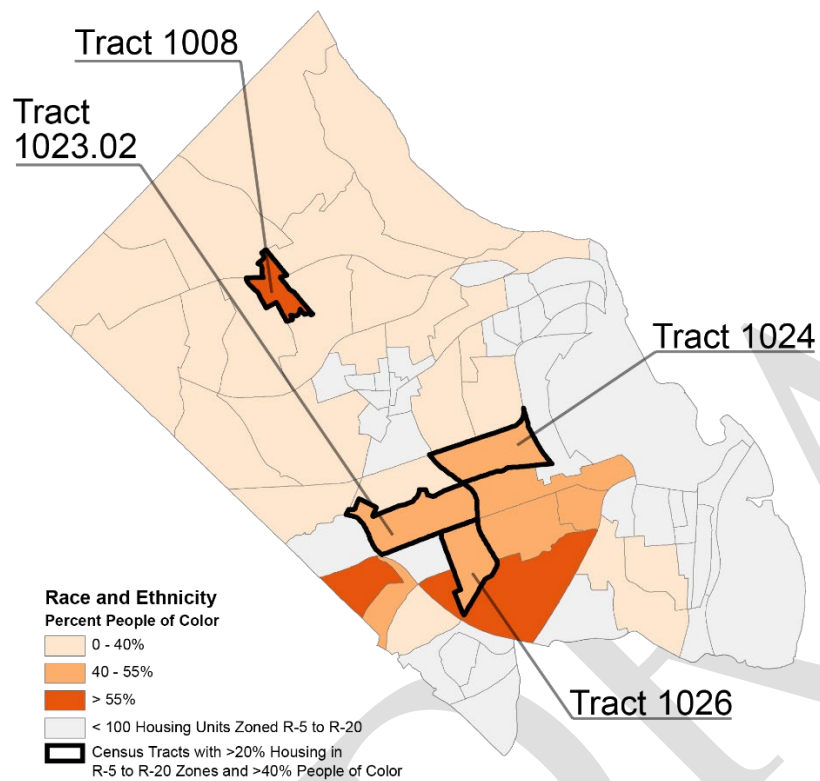
Source: CPHD

Figure 23: R-5 to R-20 Zoned Housing Units by Census Tract



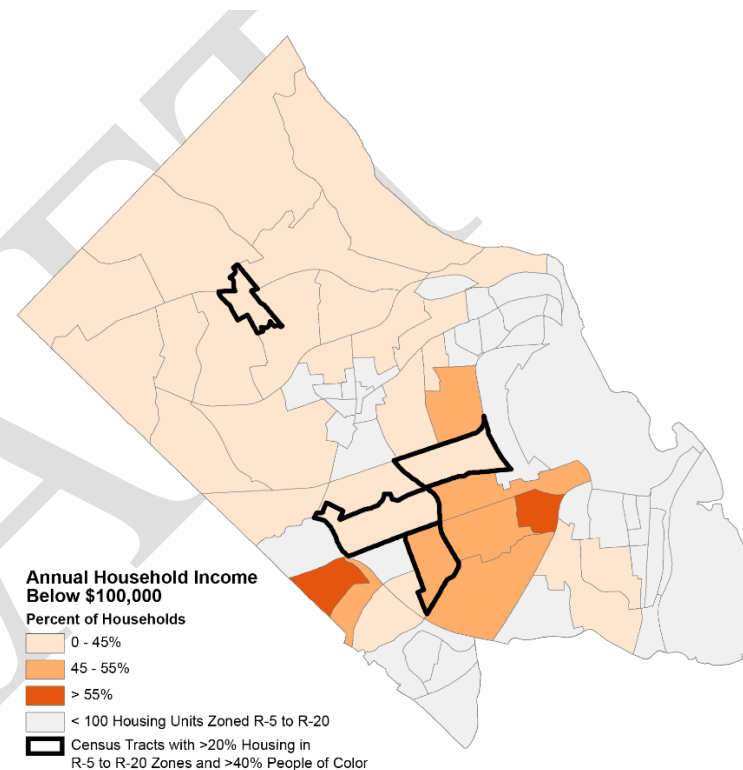
Source: CPHD Master Housing Unit Database

**Figure 24: Census Tracts
Percentage of People of Color**



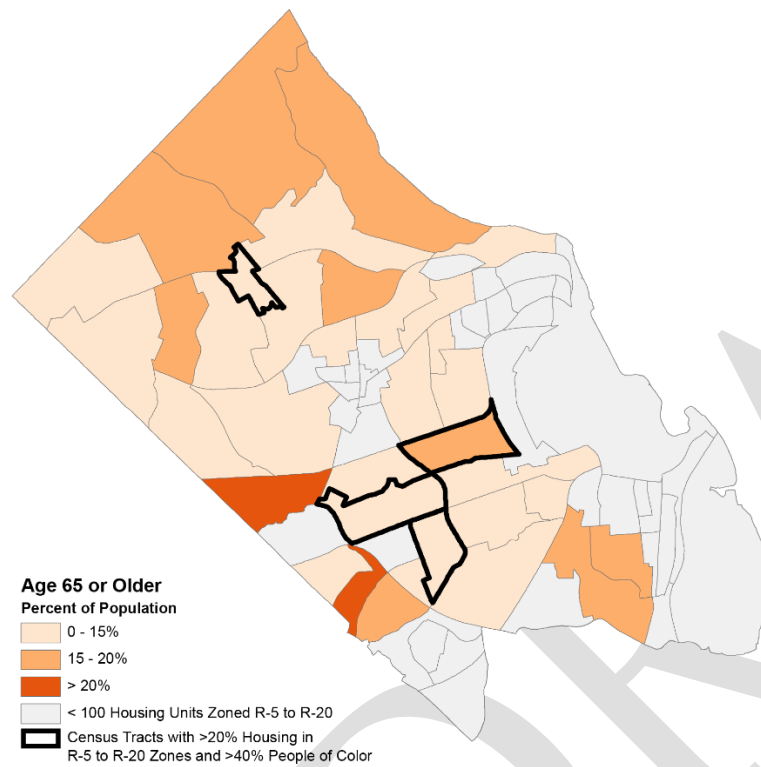
Source: 2020 ACS 5-Year Estimates

**Figure 25: Census Tracts Percentage of
Households with Income Below \$100,000**



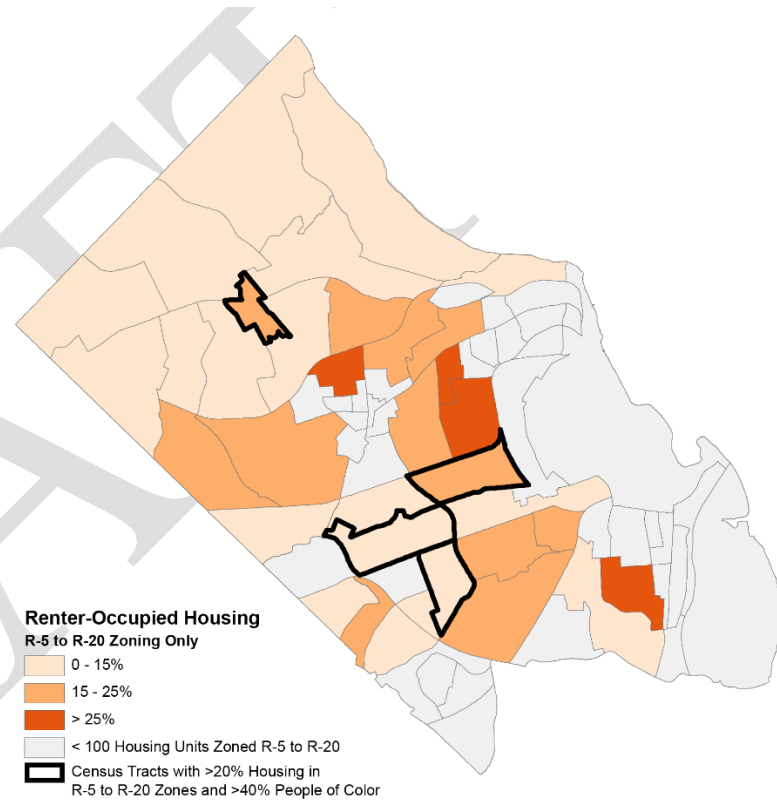
Source: 2020 ACS 5-Year Estimates

Figure 26: Census Tracts Percentage of Population Age 65 or Older



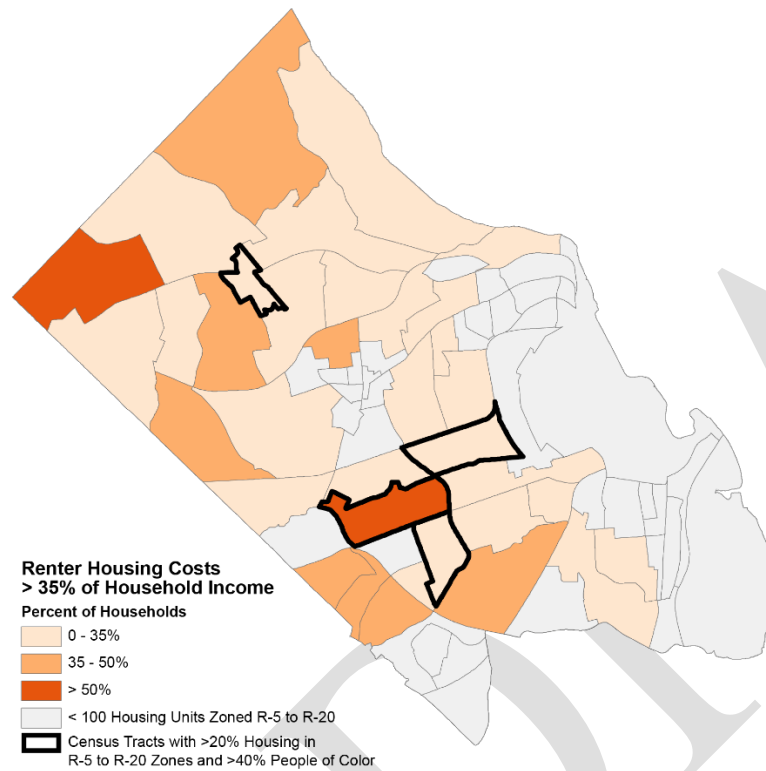
Source: 2020 ACS 5-Year Estimates

Figure 27: Census Tracts Percentage of Renter-Occupied R-5 to R-20 Units



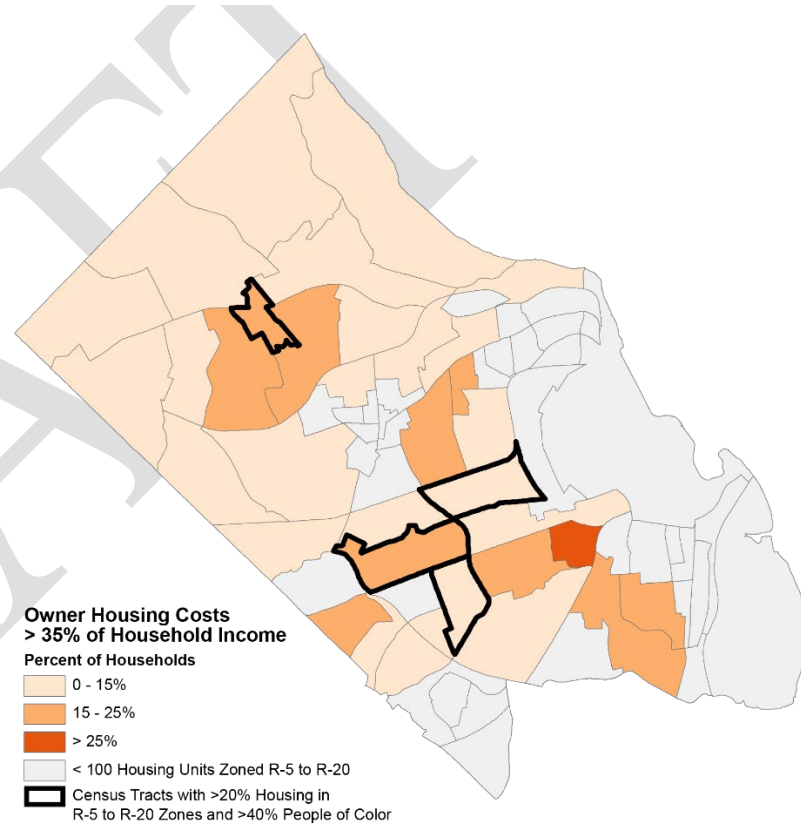
Source: 2020 ACS 5-Year Estimates

Figure 28: Census Tracts Percentage Of Renter Households Spending > 35% Income on Housing Costs



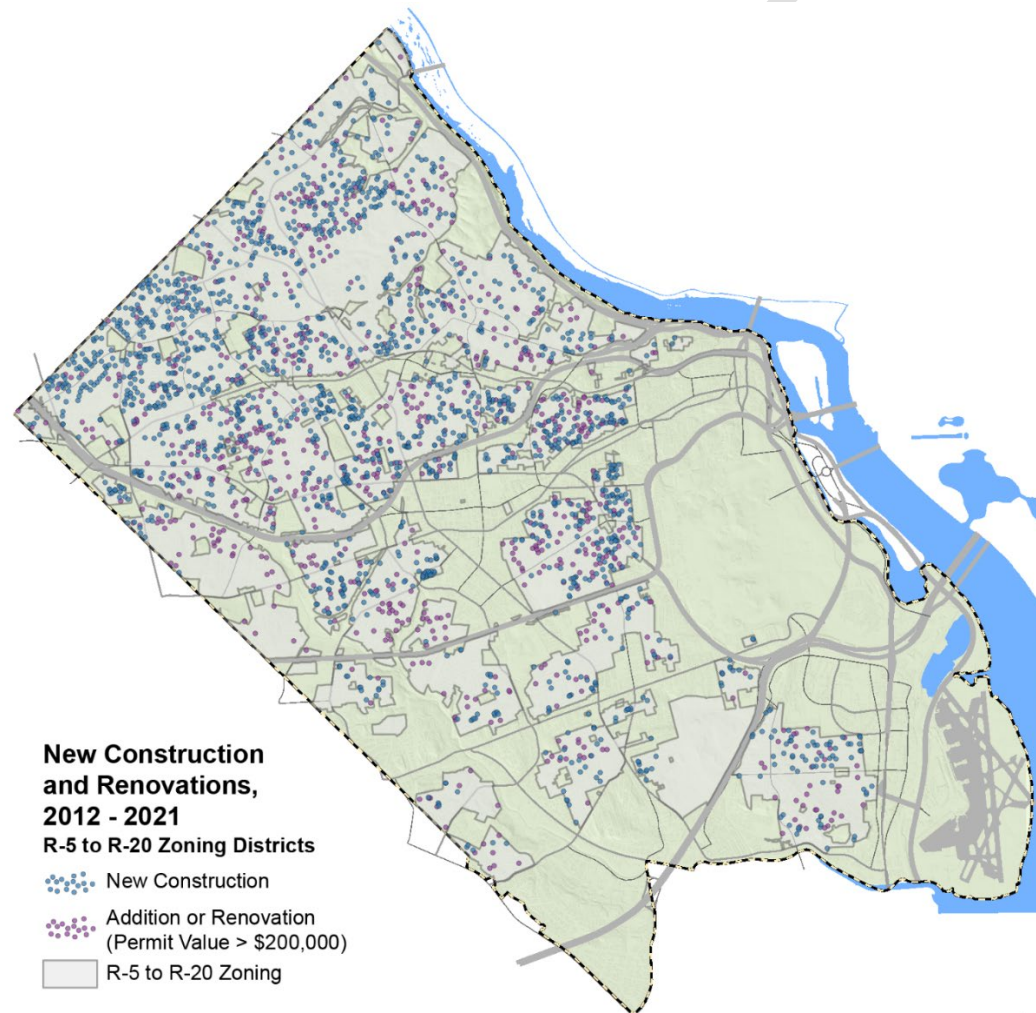
Source: 2020 ACS 5-Year Estimates

Figure 29: Census Tracts Percentage Of Owner Households Spending > 35% Income on Housing Costs



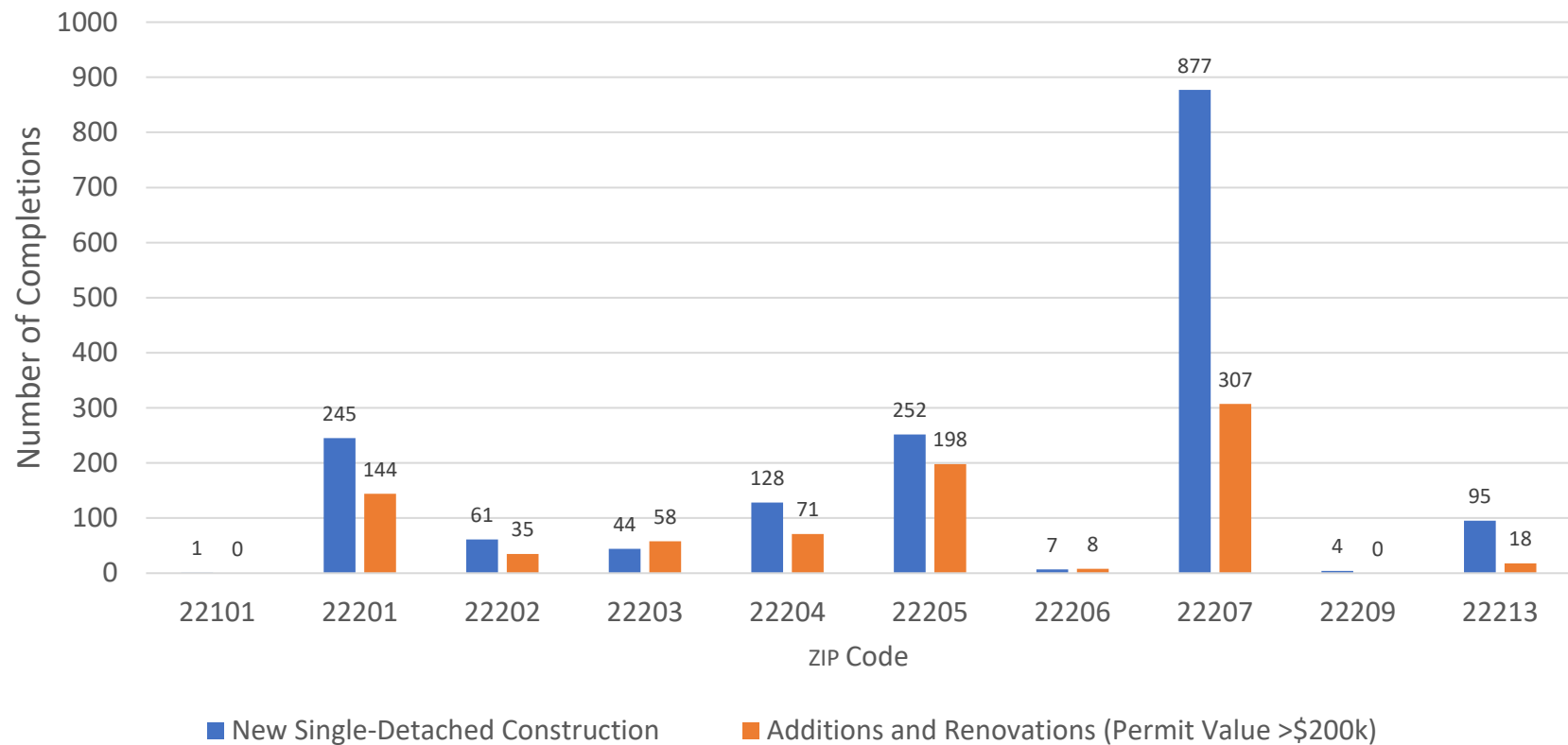
Source: 2020 ACS 5-Year Estimates

**Figure 30: New Construction and Major Renovations
in R-5 to R-20 Zoning Districts, 2012 - 2021**



Source: CPHD Development Tracking, Arlington County Valuation-Related Building Permits

**Figure 31: Single-Detached Construction and Major Renovations
in R-5 to R-20 Zones, 2012-2021**



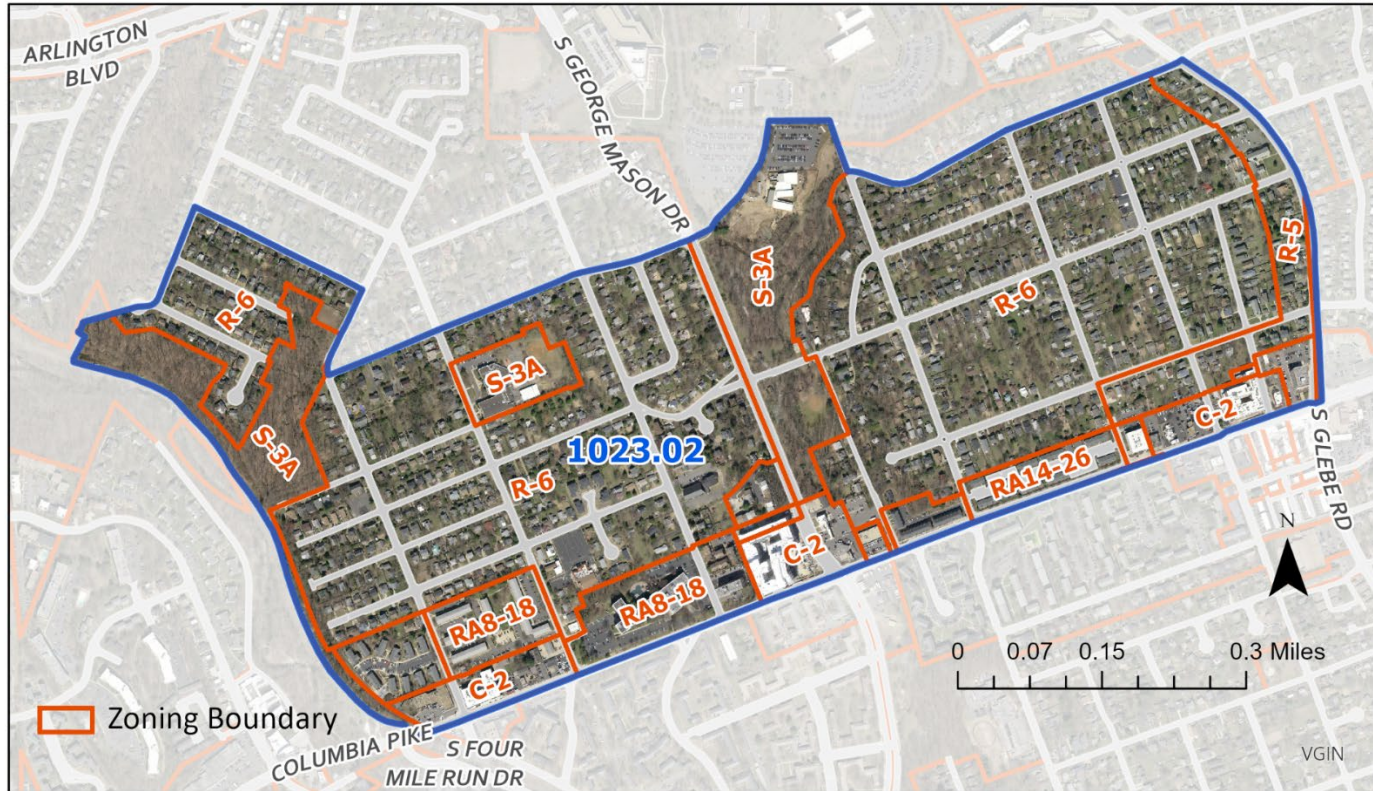
Source: CPHD Development Tracking, Arlington County Valuation-Related Building Permits

Figure 32: Census Tracts with > 20% of Housing
Zoned R-5 to R-20 and > 40% People of Color

Census Tract 1023.02

Total Housing Units = 1,926

R-5 to R-20 = 40% of units



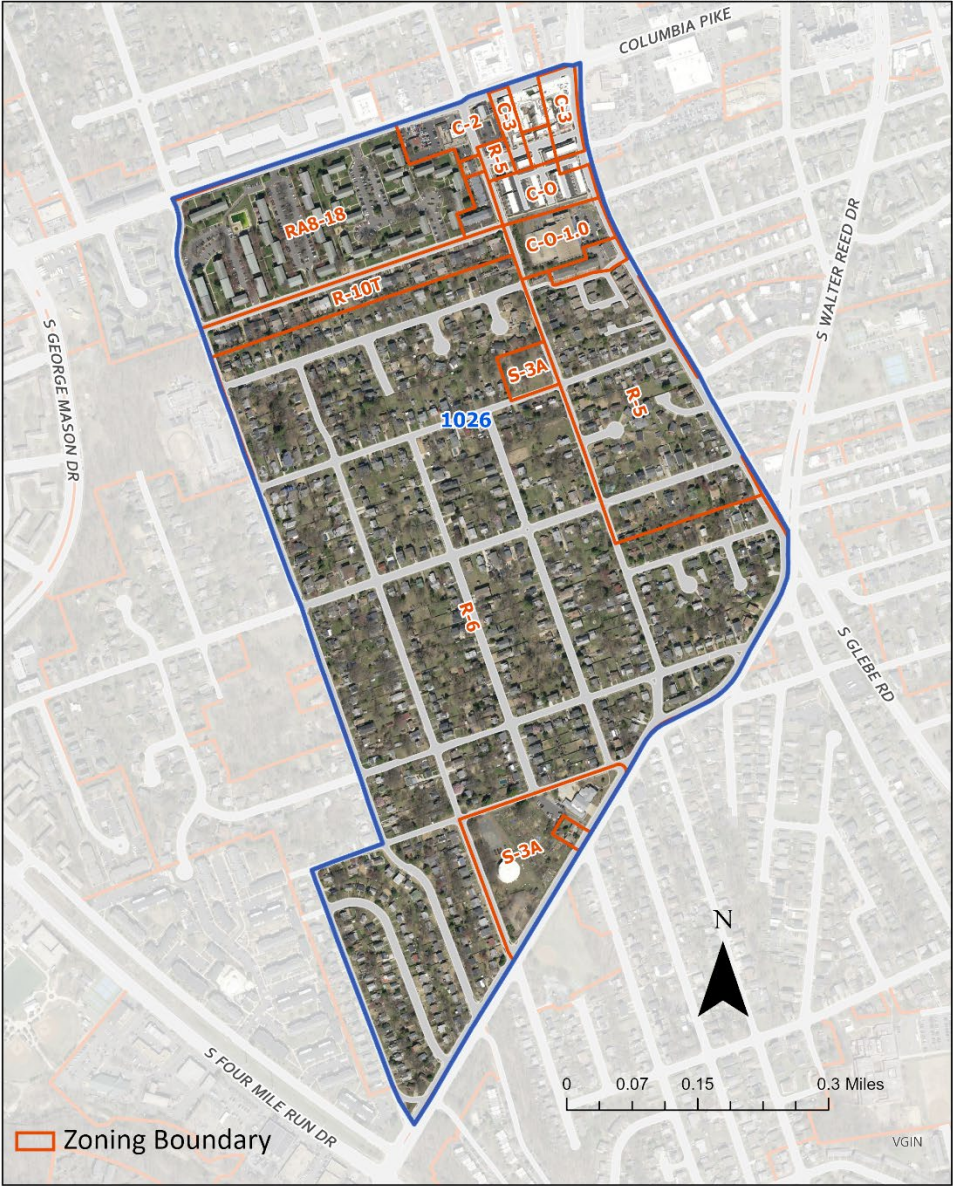
Census Tract 1024

Total Housing Units = 1,642
R-5 to R-20 = 40% of units



Census Tract 1026

Total Housing Units = 1,478
R-5 to R-20 = 41% of units



Census Tract 1008

Total Housing Units = 538

R-5 to R-20 = 83% of units



Phase 3 Concept Diagrams

Updated February 27, 2023



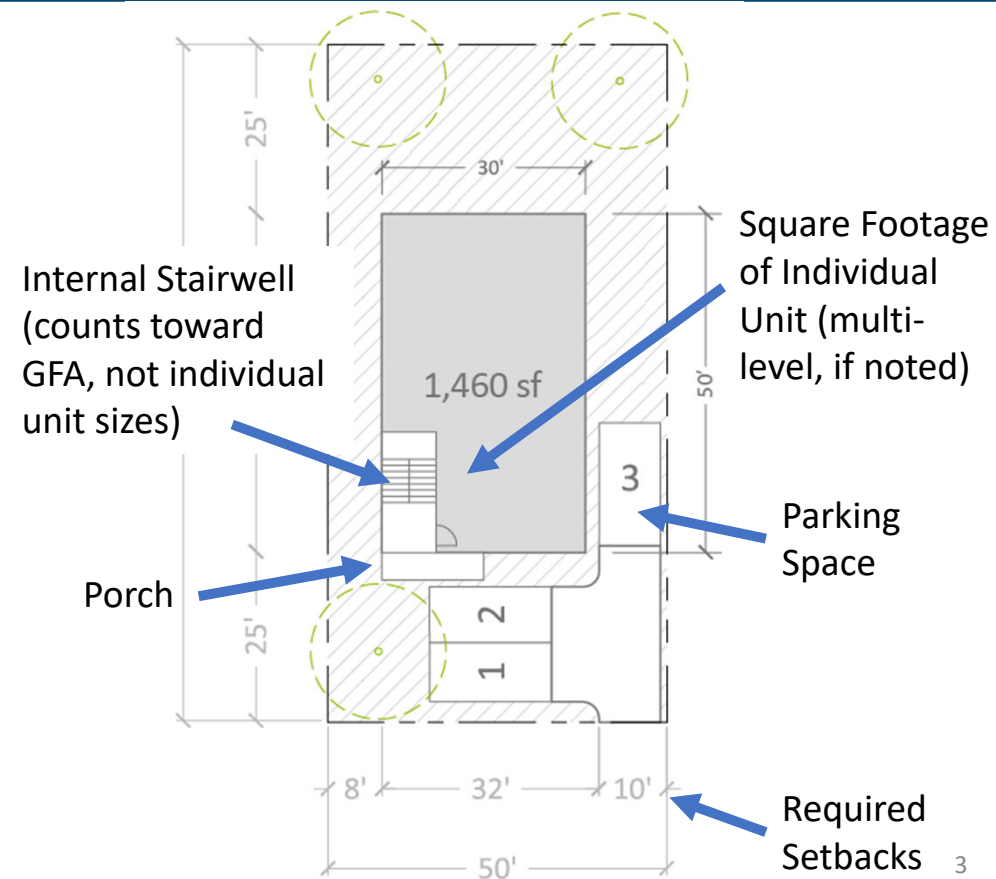
Concept Diagram Assumptions for Expanded Housing Option Development

- Diagrams illustrate draft zoning standards, indicating where standards are not met
- Zoning Districts
 - Small lot (5,000 sf): R-5
 - Medium lots (6,000 and 7,500 sf): R-6
 - Large lot (10,000 sf): R-10
- Interior Lots
- 3 living levels
 - Partial basement + 2 stories or 3 stories above grade
- Parking
 - 1 on-site spaces per unit, unless otherwise noted
 - No more than 2 spaces in front yard for small and medium lots, no more than 3 spaces in front yard for large lots
- Trees
 - 4 shade trees for 2-4 units; 8 shade trees for 5-6 units
- Lot Coverage and Main Building Footprint
 - All diagrams include front porch allowance

Concept Diagram Key

Concept diagrams

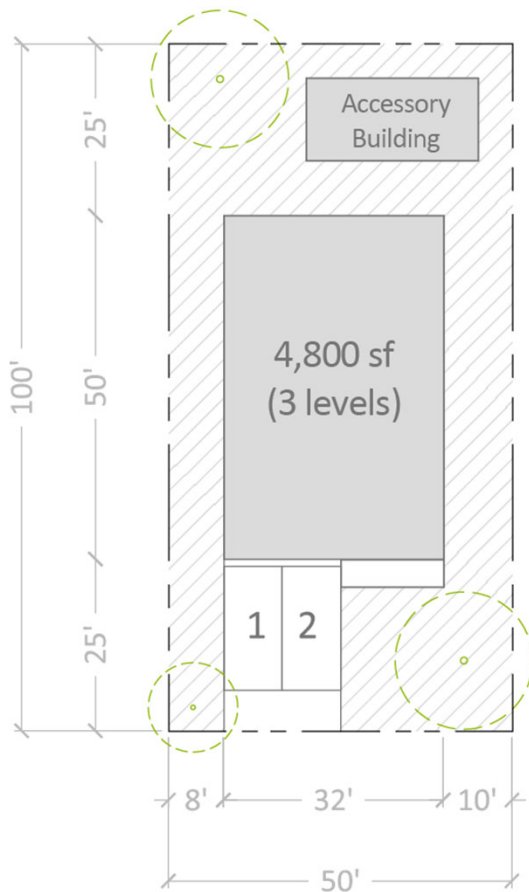
1. Illustrate how different zoning standards work together to determine a potential building envelope
2. Indicate the square footage of individual units within a building



Lot Size:
5,000 sq. ft.



Single-Detached on 5,000 sf Lot

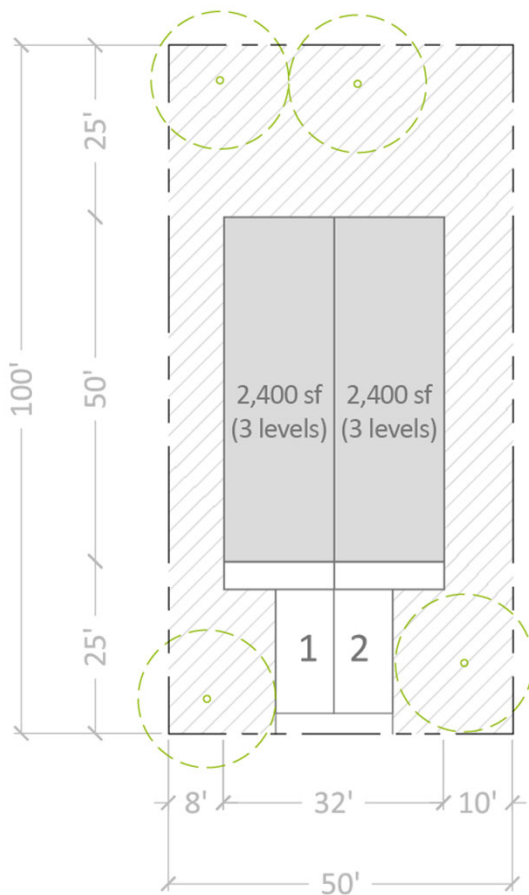


Single-Detached (1 unit)

	Shown	Zoning Standard (R-5)
Main building footprint	33%	37%
Lot coverage w/o detached garage	48%	48%
Gross floor area	4,800 sf	N/A

- Diagram provided for comparison to EHO development on same-sized lot

Semidetached on 5,000 sf Lot

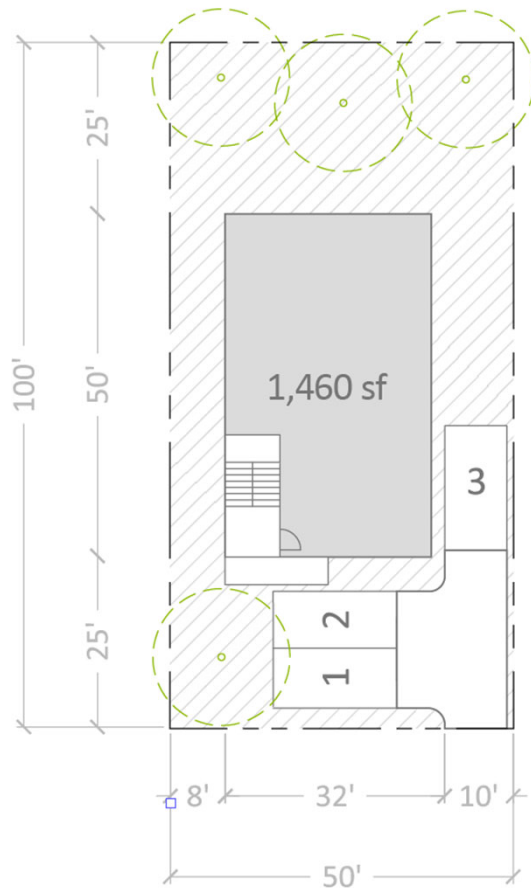


Semidetached (2 units)

	Shown	Zoning Standard (R-5)
Main building footprint	33%	37%
Lot coverage w/o detached garage	42%	Opt. 4A: 48% Opt. 4B: 53%
Gross floor area	4,800 sf	Opt. 11A: 4,800 sf Opt. 11B: 5,000 sf

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Triplex on 5,000 sf Lot



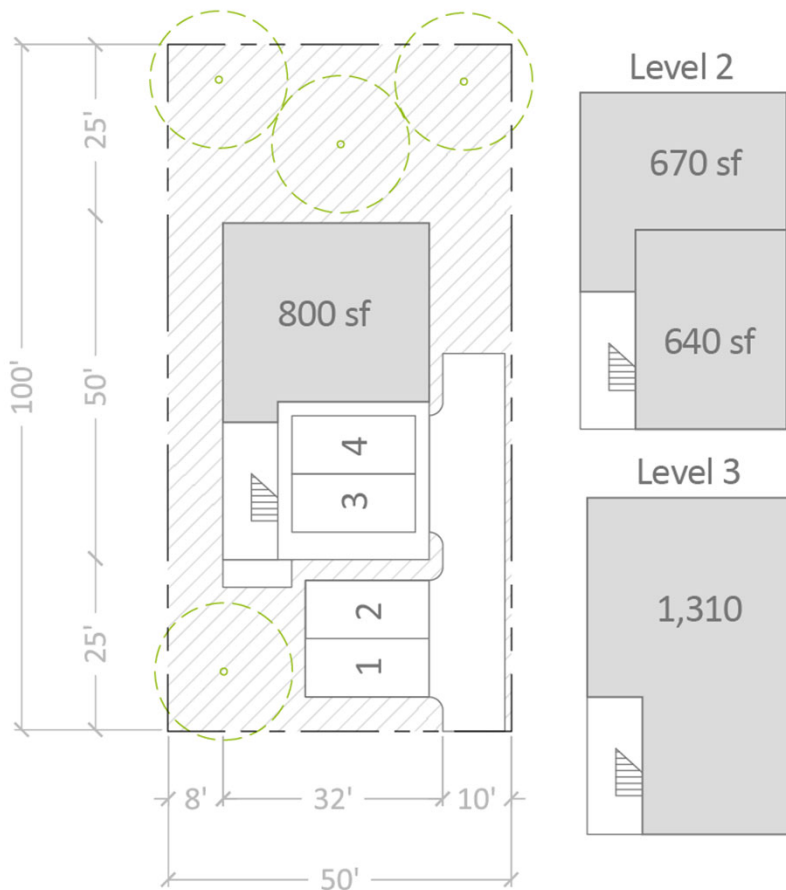
Triplex (3 units)

	Shown	Zoning Standard (R-5)
Main building footprint	31%	37%
Lot coverage w/o detached garage	48%	Opt. 4A: 48% Opt. 4B: 53%
Gross floor area	4,500 sf	Opt. 11A: 6,000 sf Opt. 11B: N/A

- Floor plan repeats on three levels

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Fourplex on 5,000 sf Lot

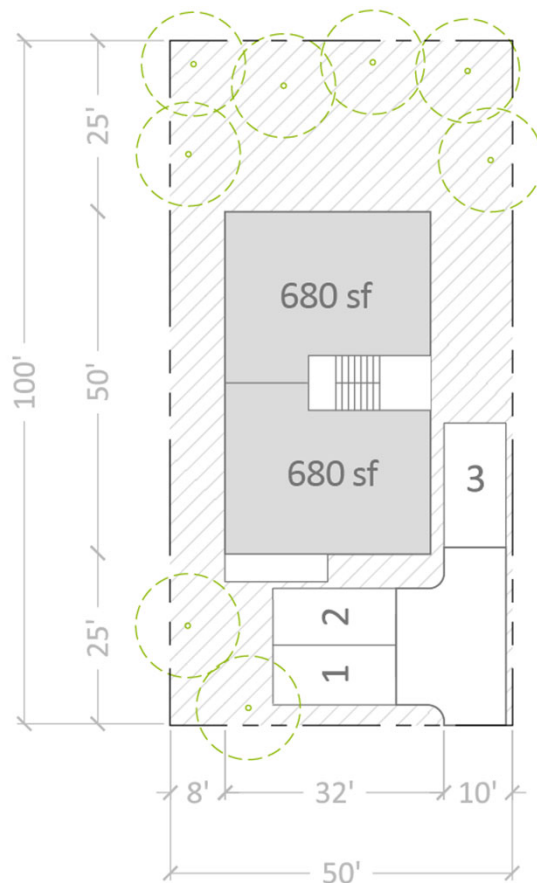


Fourplex (4 units)

	Shown	Zoning Standard (R-5)
Main building footprint	31%	37%
Lot coverage w/o detached garage	48%	Opt. 4A: 48% Opt. 4B: 53%
Gross floor area	3,900 sf	Opt. 11A: 7,200 sf Opt. 11B: N/A

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Sixplex on 5,000 sf Lot (3 Parking Spaces)



Sixplex (6 units)

	Shown	Zoning Standard (R-5)
Main building footprint	31%	37%
Lot coverage w/o detached garage	48%	Opt. 4A: 48% Opt. 4B: 53%
Gross floor area	4,500 sf	Opt. 11A: 8,000 sf Opt. 11B: N/A

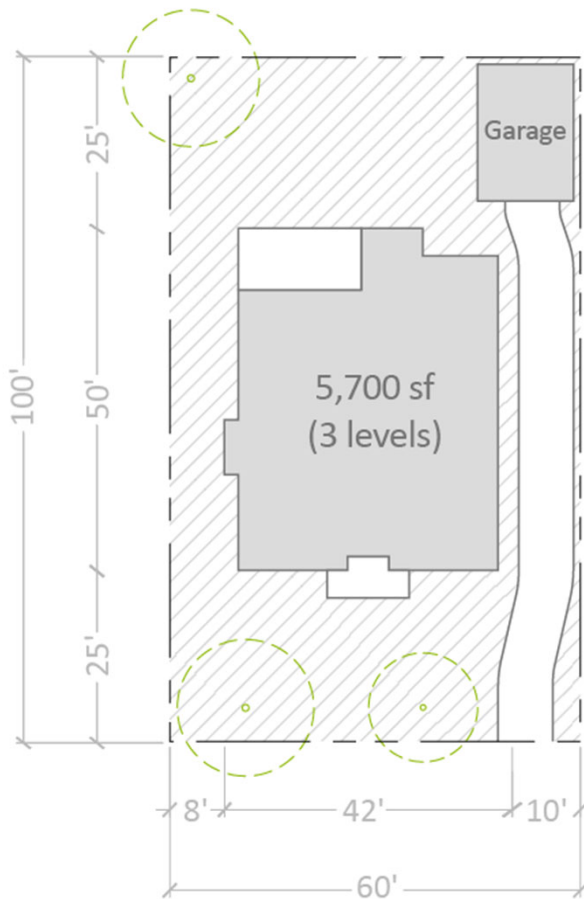
- Floor plan repeats on three levels
- 0.5 parking spaces per unit
- Only permitted with site area Option 2A, or 2C/2E with applicable transit proximity standard

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Lot Size:
6,000 sq. ft.



Single-Detached on 6,000 sf Lot



Single-Detached (1 unit)

	Shown	Zoning Standard (R-6)
Main building footprint	32%	33%
Lot coverage w/ detached garage	48%	48%
Gross floor area	5,700 sf	N/A

- Diagram provided for comparison to EHO development on same-sized lot

Fourplex on 6,000 sf Lot (Version 1)



Fourplex (4 units)

	Shown	Zoning Standard (R-6)
Main building footprint	32%	33%
Lot coverage w/o detached garage	43%	Opt. 4A: 43% Opt. 4B: 48%
Gross floor area	4,070 sf	Opt. 11A: 7,200 sf Opt. 11B: N/A

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Fourplex on 6,000 sf Lot (Version 2)



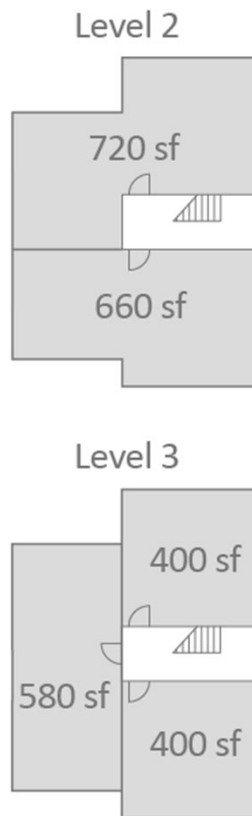
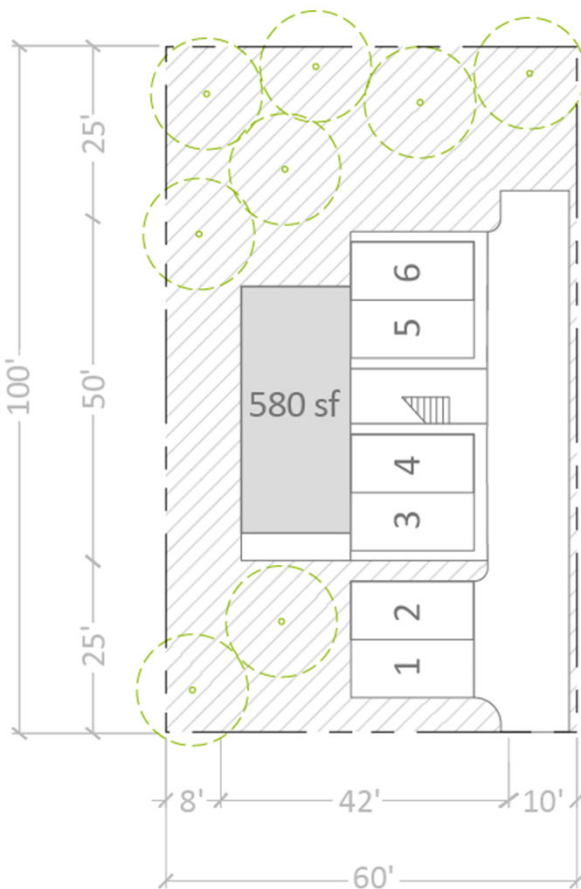
Fourplex (4 units)

	Shown	Zoning Standard (R-6)
Main building footprint	32%	33%
Lot coverage w/o detached garage	48%	Opt. 4A: 43% Opt. 4B: 48%
Gross floor area	4,930 sf	Opt. 11A: 7,200 sf Opt. 11B: N/A

- Only permitted with lot coverage Option 4B

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Sixplex on 6,000 sf Lot (Version 1)



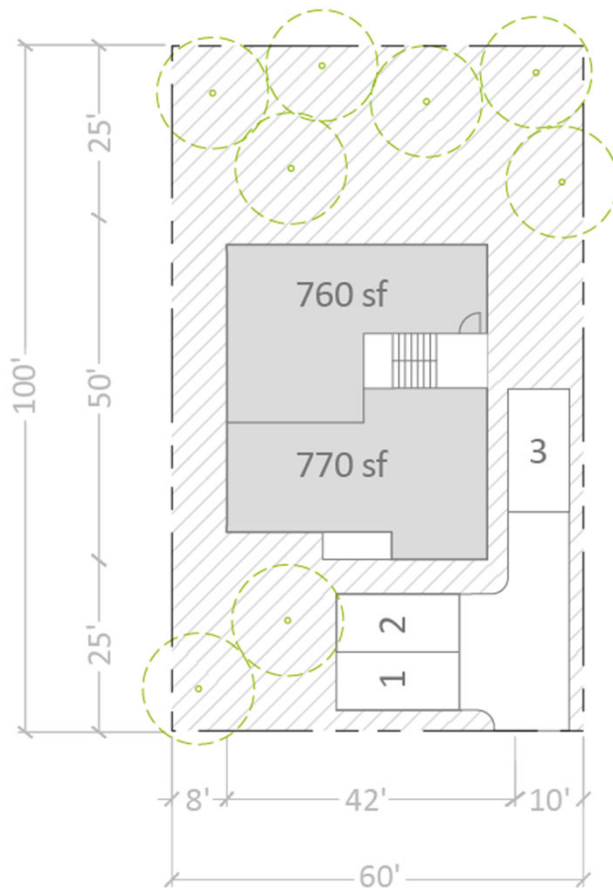
Sixplex (6 units)

	Shown	Zoning Standard (R-6)
Main building footprint	27%	33%
Lot coverage w/o detached garage	48%	Opt. 4A: 43% Opt. 4B: 48%
Gross floor area	3,820 sf	Opt. 11A: 8,000 sf Opt. 11B: N/A

- Only permitted with lot coverage Option 4B
- Only permitted with site area Options 2A/2D, or 2C/2E with applicable transit proximity standard

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Sixplex on 6,000 sf Lot (Version 2)



Sixplex (6 units)

	Shown	Zoning Standard (R-6)
Main building footprint	28%	33%
Lot coverage w/o detached garage	43%	Opt. 4A: 43% Opt. 4B: 48%
Gross floor area	5,070 sf	Opt. 11A: 8,000 sf Opt. 11B: N/A

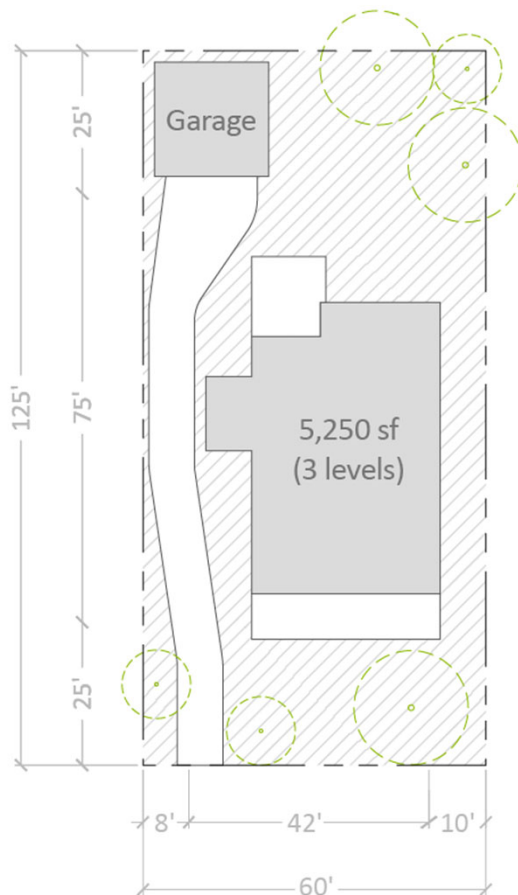
- Floor plan repeats on three levels
- 0.5 parking spaces per unit
- Only permitted with site area Options 2A/2D, or 2C/2E with applicable transit proximity standard

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Lot Size:
7,500 sq. ft.



Single-Detached on 7,500 sf Lot

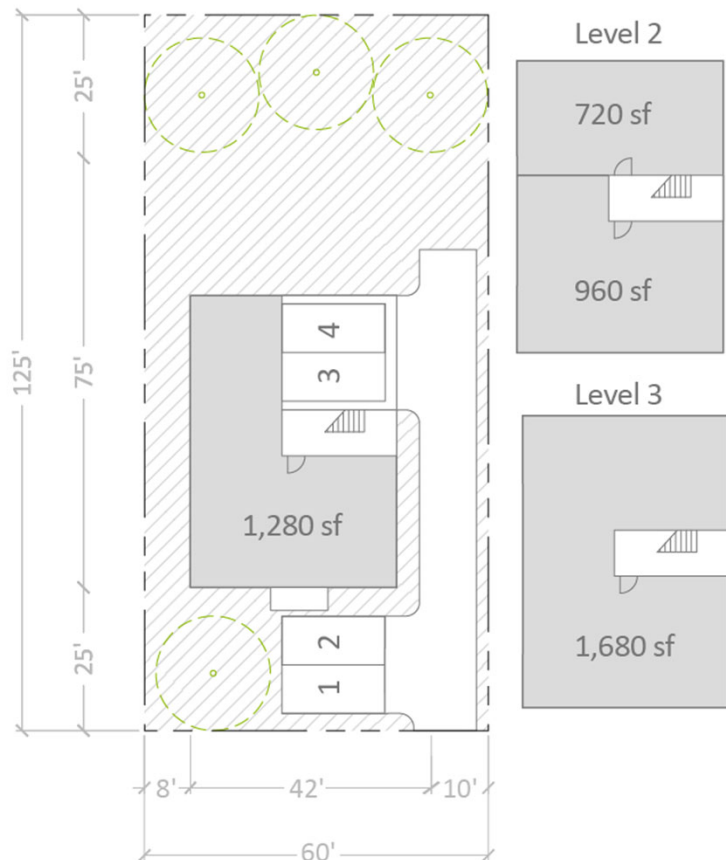


Single-Detached (1 unit)

	Shown	Zoning Standard (R-6)
Main building footprint	33%	33%
Lot coverage w/detached garage	47%	48%
Gross floor area	5,250 sf	N/A

- Diagram provided for comparison to EHO development on same-sized lot

Fourplex on 7,500 sf Lot

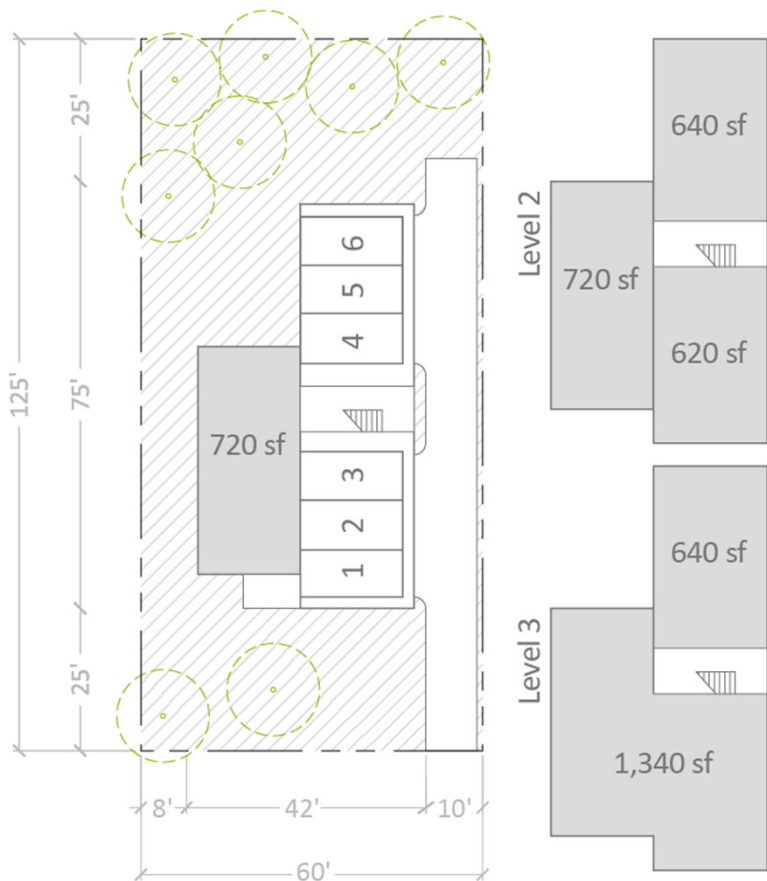


Fourplex (4 units)

	Shown	Zoning Standard (R-6)
Main building footprint	25%	33%
Lot coverage w/o detached garage	42%	Opt. 4A: 43% Opt. 4B: 48%
Gross floor area	5,110 sf	Opt. 11A: 7,200 sf Opt. 11B: N/A

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Sixplex on 7,500 sf Lot (Version 1)



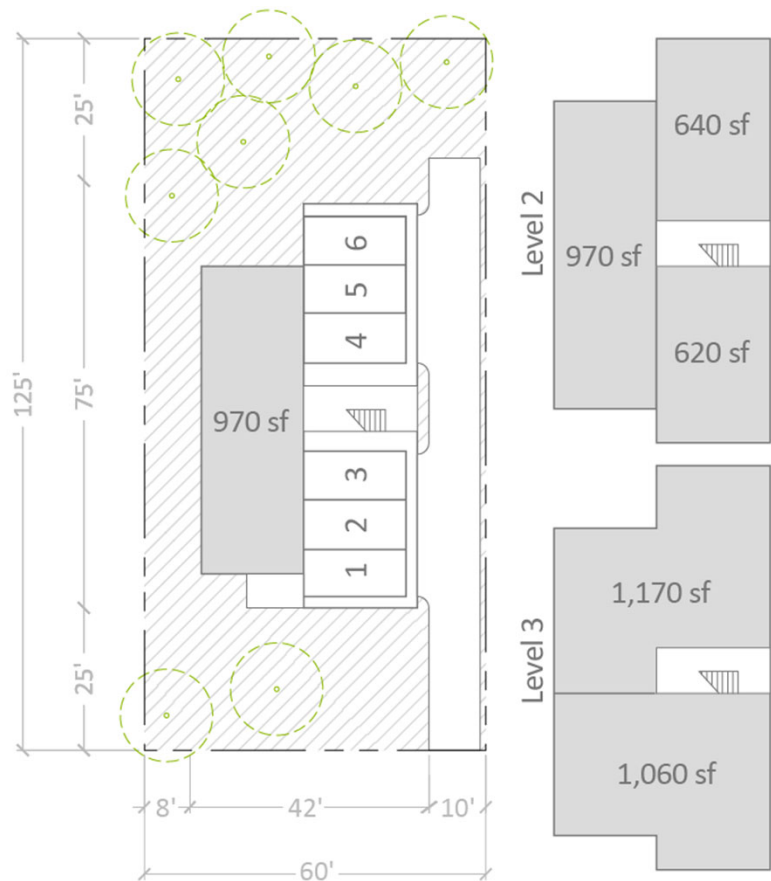
Sixplex (6 units)

	Shown	Zoning Standard (R-6)
Main building footprint	29%	33%
Lot coverage w/o detached garage	43%	Opt. 4A: 43% Opt. 4B: 48%
Gross floor area	5,160 sf	Opt. 11A: 8,000 sf Opt. 11B: N/A

- Only permitted with site area Options 2A/2D, or 2C/2E with applicable transit proximity standard

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Sixplex on 7,500 sf Lot (Version 2)



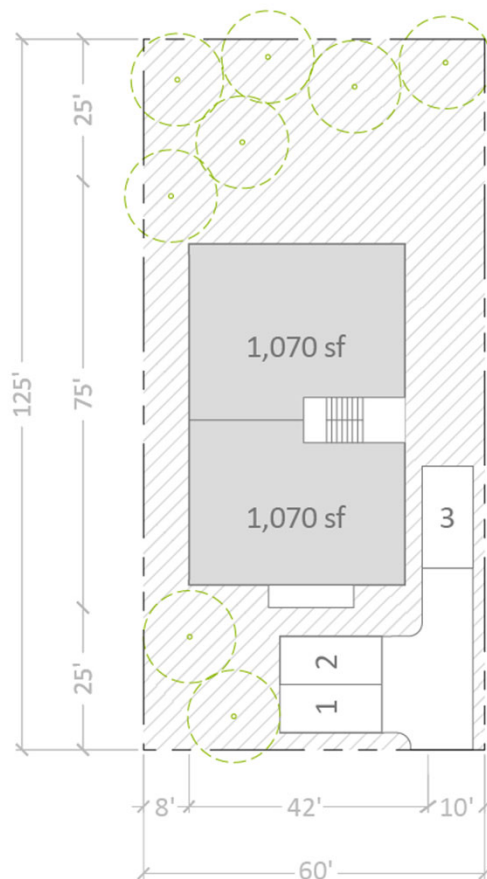
Sixplex (6 units)

	Shown	Zoning Standard (R-6)
Main building footprint	33%	33%
Lot coverage w/o detached garage	47%	Opt. 4A: 43% Opt. 4B: 48%
Gross floor area	5,910 sf	Opt. 11A: 8,000 sf Opt. 11B: N/A

- Only permitted under Lot Coverage Option 4B
- Only permitted with site area Options 2A/2D, or 2C/2E with applicable transit proximity standard

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Sixplex on 7,500 sf Lot (Version 3)



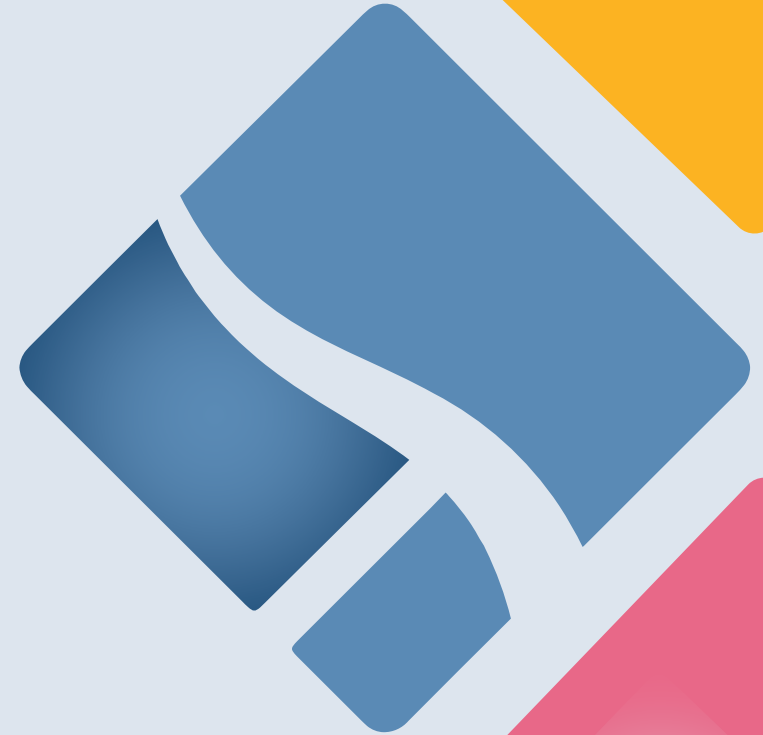
Sixplex (6 units)

	Shown	Zoning Standard (R-6)
Main building footprint	31%	33%
Lot coverage w/o detached garage	43%	Opt. 4A: 43% Opt. 4B: 48%
Gross floor area	6,420 sf	Opt. 11A: 8,000 sf Opt. 11B: N/A

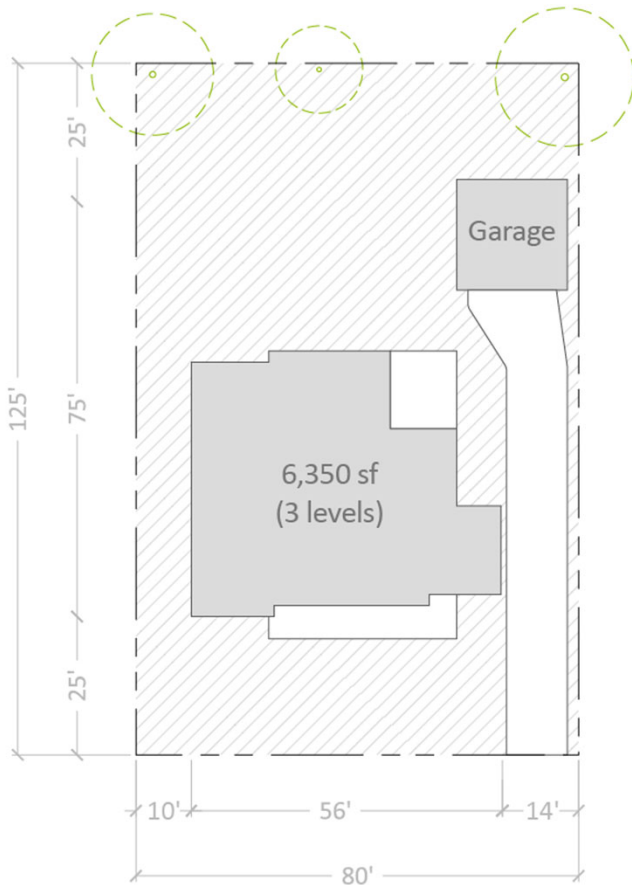
- Floor plan repeats on 3 levels
- 0.5 parking spaces per unit
- Only permitted with site area Options 2A/2D, or 2C/2E with applicable transit proximity standard

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Lot Size:
10,000 sq. ft.



Single-Detached on 10,000 sf Lot

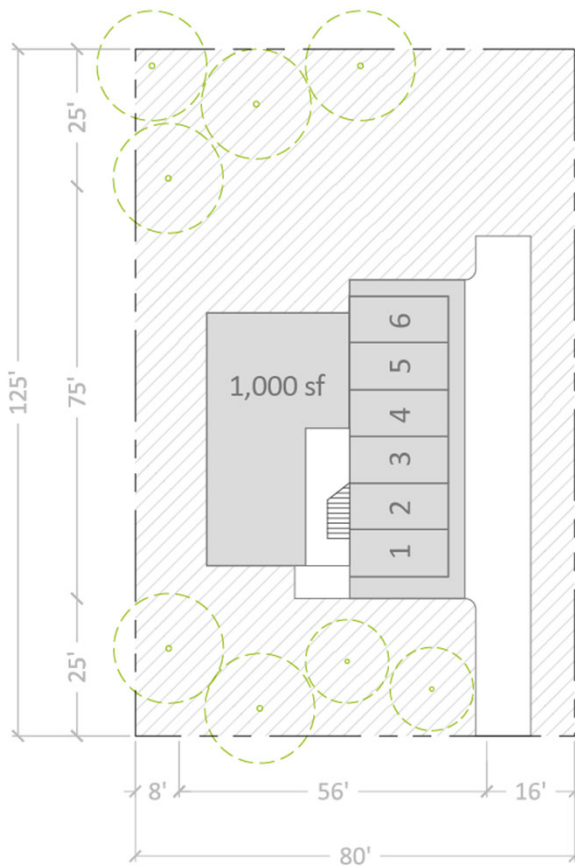


Single-Detached (1 unit)

	Shown	Zoning Standard (R-10)
Main building footprint	27%	28%
Lot coverage w/detached garage	39%	40%
Gross floor area	6,350 sf	N/A

- Diagram provided for comparison to EHO development on same-sized lot

Sixplex on 10,000 sf Lot (Version 1)



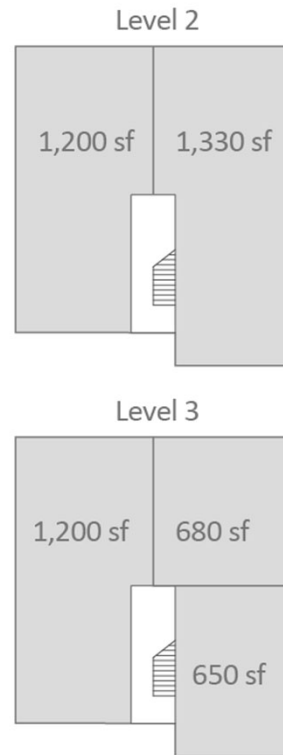
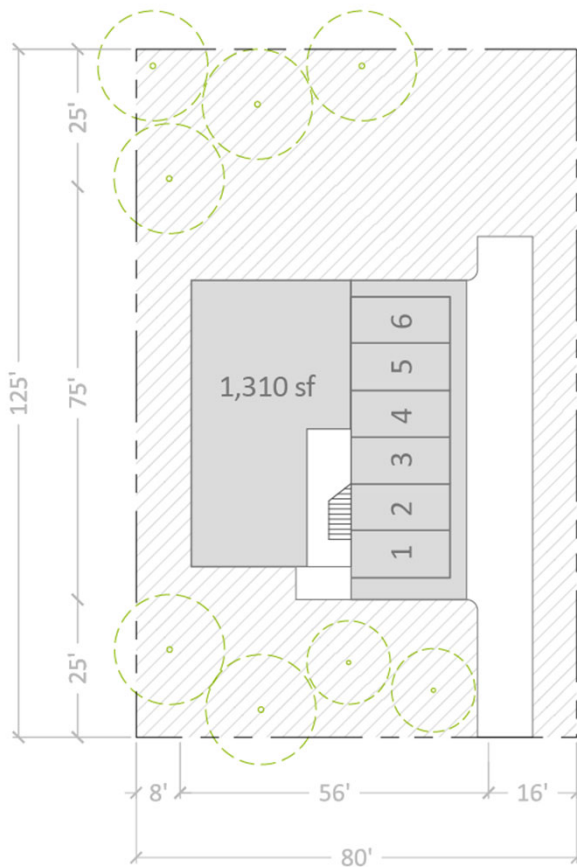
Sixplex (6 units)

	Shown	Zoning Standard (R-10)
Main building footprint	25%	28%
Lot coverage w/o detached garage	35%	Opt. 4A: 35% Opt. 4B: 40%
Gross floor area	6,040 sf	Opt. 11A: 8,000 sf Opt. 11B: N/A

- Permitted with all site area options except Option 2E (unless 2E's transit proximity standard is met)

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Sixplex on 10,000 sf Lot (Version 2)



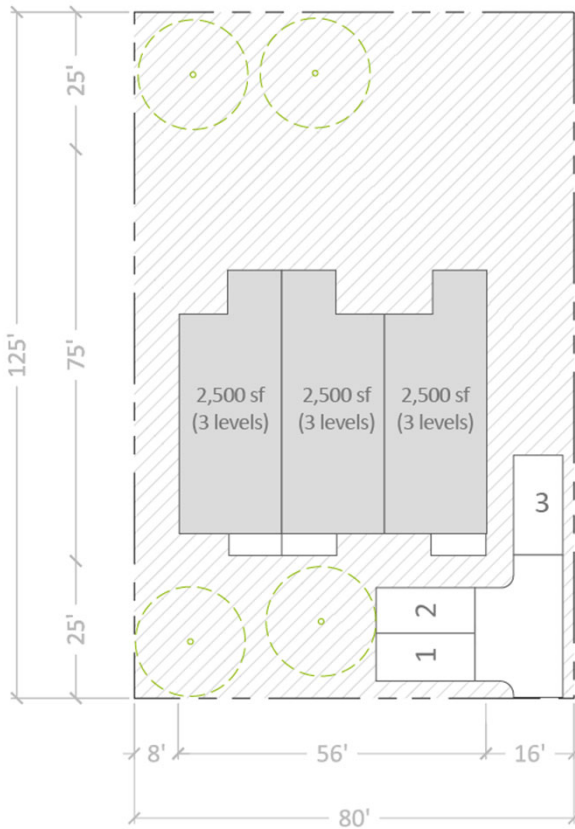
Sixplex (6 units)

	Shown	Zoning Standard (R-10)
Main building footprint	28%	28%
Lot coverage w/o detached garage	38%	Opt. 4A: 35% Opt. 4B: 40%
Gross floor area	6,970 sf	Opt. 11A: 8,000 sf Opt. 11B: N/A

- Only permitted under Lot Coverage Option 4B
- Permitted with all site area options except Option 2E (unless 2E's transit proximity standard is met)

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.

Townhouses on 10,000 sf Lot



Townhouses (3 units)

	Shown	Zoning Standard (R-10)
Main building footprint	27%	28%
Lot coverage w/o detached garage	35%	Opt. 4A: 35% Opt. 4B: 40%
Gross floor area	7,500 sf	Opt. 11A: 6,000 sf Opt. 11B: 7,500 sf

- Gross floor area would need to be reduced under Option 11A

This concept diagram illustrates one way that a lot could be developed under the draft zoning standards. Other site configurations are possible.