

ACCF  
Planning & Zoning Committee

Status Report and Future Efforts

May 4, 2015

# Topics

- Lot Coverage
- Accessory Dwelling Units
- Neighborhood Edge Development
- Noise Control Code
- FAA One Engine Inoperative (OEI) Proposal
- AED's Retail Action Plan
- Zoning: Revisions/Nonconforming
- Current/Future P&Z Topics

# In 2005 Maximum Lot Coverage Reduced from 56% to ...

## MAXIMUM COVERAGE AND CAP

Categories	R-5 R15-30T	R-6, R2-7, RA, C, M	R-8	R-10, R-10T	R-20
Maximum lot coverage (%)	45	40	35	32	25
Maximum lot coverage of one-family dwelling with porch of at least 60 square feet (exclusive of any wrap-around or side portion) on the front elevation (%)	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
Maximum main building footprint coverage (%)	34	30	25	25	16
Maximum main building footprint coverage with front porch (%)	37	33	28	28	19
Maximum main building footprint (sf.)	2,380	2,520	2,800	3,500	4,480
Maximum main building footprint with front porch (sf.)	2,590	2,772	3,136	3,920	5,320

# 2005 Maximum Lot Coverage: R-6 Example

Categories	Maximum
House footprint	30%
House footprint with front porch	33%
Overall coverage*	40%
... with front porch	43%
... with detached garage	45%
... with front porch & detached garage	48%

\*Includes other items classified as coverage: such as accessory structures, driveways, and some decks.

# Impact of Lot Coverage Reduction

## **Situation Then**

- About 20% of homes did not meet lot standards.
- Few homes built to maximum (35 feet, 2 1/2 stories) height.
- Expansion controlled by setbacks.

## **Situation Now**

- Many teardowns; higher lot values; homes more expensive.
- Most new homes built to the maximum height.

## **Residual Issues**

- Coverage determination not based on permeability.
- Coverage limits outward expansion needed to achieve senior no-stairs living — or to allow ADUs in accessory structures.

# In 2008 Accessory Dwelling Units ("ADUs") Approved

- Board approved ADUs within or attached to a single-family house.
  - ADU size limited to 750 sqft or less.
- Board rejected ADUs on duplex or semi-detached properties.
- Board rejected ADUs in accessory buildings (such as garages).
- Additional Zoning and Building restrictions

# ADU Status

- Only a dozen approved
- Affordable Housing advocates pressing for change that would:
  - Reduce 2008 restrictions
  - Allow ADUs in accessory buildings

# Neighborhood Edge Development

- Initiated by CivFed P&Z.
- Staff provided support: database/maps
- Findings about Use:
  - Incompatible commercial uses — former retail stores become late-night restaurants/bars.
  - Use guidelines needed for adjacent properties.
- Findings about Building Form:
  - New zoning needed to provide transition



# Neighborhood Edge Development Status

- Briefed 4 of 5 County Board members
- No progress on Use Guidelines
- Expanded incompatible uses
  - Rooftop bars
  - Outdoor cafés on private property next to residences (noise disturbances)
- No progress on Building Form:
  - Need now acknowledged

# Noise Control Code

- P&Z worked with Code Enforcement and Police to revise.
- Additional protections given to R-Districts.
  - We recommended protections for all dwellings.

# Noise Control Code Status

## **Current Situation**

- Code Enforcement on duty weekdays.
- Police handle nights and weekends — no noise measurement.

## **Residual Issues**

- Noise non-R residents experience.
- Noise from new/incompatible uses.
- No plans to revisit the code.

# FAA's Proposed OEI Criteria

- FAA proposed to expand criteria used to determine navigation hazards
  - Northbound flights from Reagan National
  - Consider One Engine Inoperable
  - Avoid “full regulatory process”
- CivFed passed a resolution supporting the FAA proposal.
- No word on status

# Changes to Flight Activity at Reagan National Airport

Congress has loosened slot and perimeter rules and airlines have merged, resulting in:

- Airlines shifting flights from Dulles to Reagan
  - Since 2000, domestic passengers at Reagan have grown by 31%, while Dulles has declined 9%.
  - Since 2012, domestic passengers at Reagan National have grown by 5.5%, while Dulles declined by 7.2%.
- Significant congestion and stress on Reagan National's facilities — and more noise

# AED's Retail Action Plan

Proposed 2014 Retail Plan rejected by CivFed:

- Too prescriptive
- Located “noisy messy” next to homes
- Missing explanation of strategy
- Focus on Millennials (eating, drinking, entertainment)

Status: Being redrafted

# AED's Retail Action Plan

Sees *Millennials* as a desired “creative class”

- Potential businesses will find an existing workforce in Arlington
- They spend on dining
- They are mobile (rent Arlington's large and getting larger supply of apartments)

However, what if they move?

# Zoning: Revisions/Nonconforming

## **Zoning Revisions**

CivFed sent letter to Board and Manager:

- Objected to short length of time to review recent Zoning Ordinance revisions.
- Asked for Community Engagement Guidelines.
- ZOCO holding a hearing on Community Engagement May 12<sup>th</sup>

## **Nonconforming**

Estimated 60% of single-family homes



# Current/Future P&Z Topics

1. Ordinances affecting single-family homes
  - Allow ADUs in Accessory Structures?
  - Allow main building expansion to achieve one-floor living?
  - Stormwater Management (\$15-20K)
  - Nonconforming (ACZO Section 16)
2. Types of housing
  - New edge development zoning (R-5U?)
3. Use criteria/guidelines