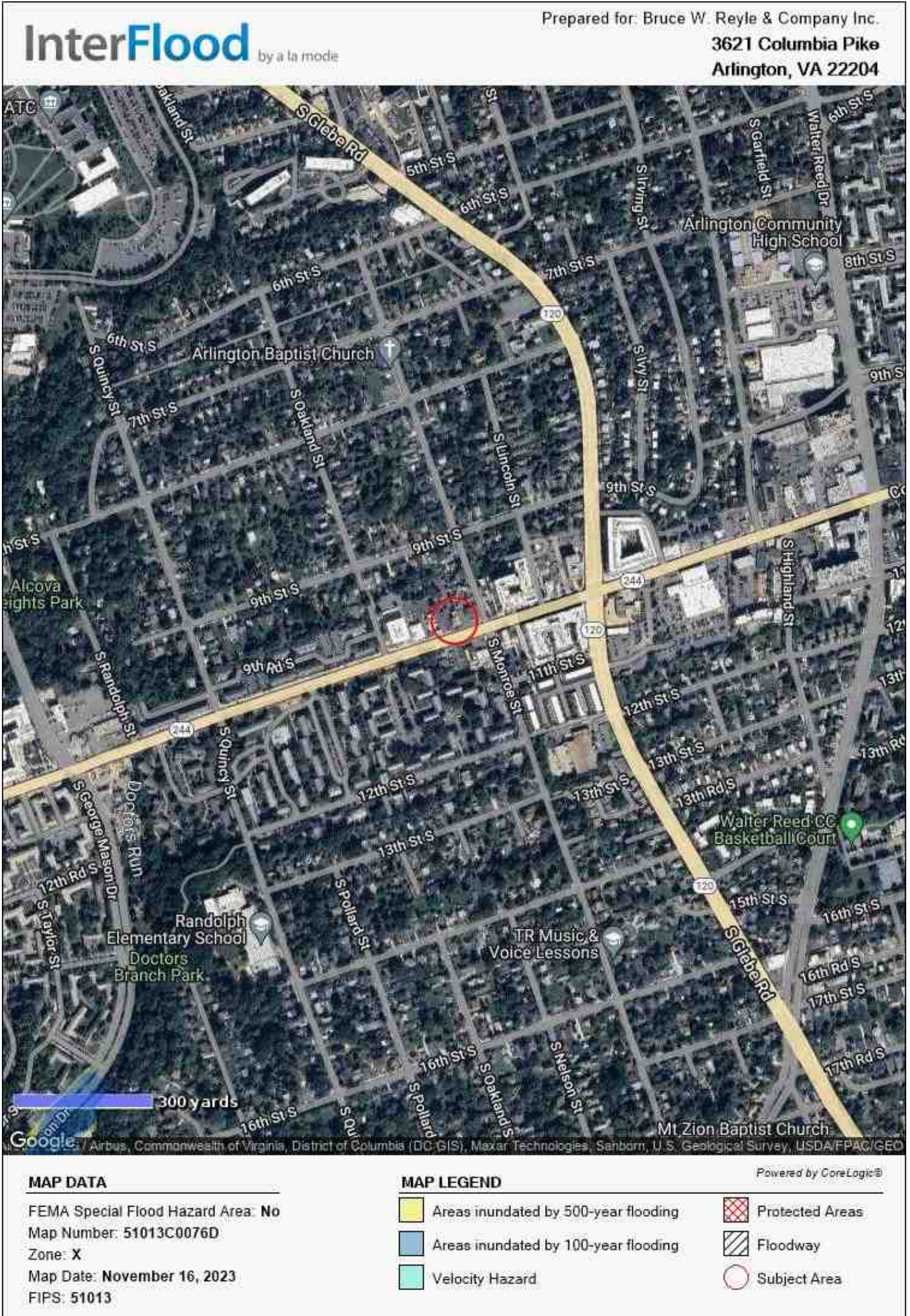


Flood Map

Borrower				
Property Address 3621 Columbia Pike				
City	Arlington	County	State	VA Zip Code 22204
Lender/Client				



F. Use standards

The final “use standard” column on the use table contains references use standards that apply to the listed use types. The uses standards in Article 12 apply to more than one district. Where use standards apply exclusively to a specific district(s), such standards are listed in the respective district(s) regulations.

G. Accessory and temporary uses

The regulations that apply to accessory and temporary uses are contained in §12.9 and §12.10.

H. Use categories

All of the use categories listed in the table below are described in §12.2. The second column of the use table lists some of the specific use types included within the respective use categories.

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																						
	Specific Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards	
Residential Use Categories (See §12.2.3)																						
Household Living (See §12.2.3.A)	One-family detached	P	P		P	P	P		P	P	P	P	P	P	P		P	P	P	P		
	Duplexes	P	P		P														P			
	Semidetached	P	P		P														P			
	Multiple-family	P	S	P	P			S		S	S	S	S	S	S	S		P		P	S	
	Townhouses	P		P	P																	
	Townhouse, semidetached and existing one-family	S	S		S																	§12.3.4
	Independent living facilities	S	S	S	S			S		S	S	S	S	S	S	S					S	§12.3.12
	Independent living facilities within the Clarendon Revitalization District as designated on the General Land Use Plan							U										U	U	U		§12.3.12 §9.2.2.D.3 §12.3.12 §10.2.5.A.2
Group Living (See §12.2.3.B)	Assisted living facilities	S	S	S	S			S		S	S	S	S	S	S	S					S	§12.3.12
	Assisted living facilities within the Clarendon Revitalization District as designated on the General Land Use Plan							U										U	U	U		§12.3.12 §9.2.2.D.3 §12.3.12 §10.2.5.A.2
	Continuing care retirement communities	S	S	S	S			S		S	S	S	S	S	S	S					S	§12.3.12
	Continuing care retirement communities within the Clarendon Revitalization District as designated on the General Land Use Plan							U										U	U	U		§12.3.12 §9.2.2.D.3 §12.3.12 §10.2.5.A.2

§7.1.2 COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																					
Specific Use Types	RA4-8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards	
	KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																				
Dormitories	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.3	
Fraternity and sorority houses	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.5	
Group homes	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.6	
Nursing homes	S	S	S	S			S		S	S	S	S	S	S	S				S	§12.3.12	
Nursing homes within the Clarendon Revitalization District as designated on the General Land Use Plan						U										U	U	U	S	§12.3.12 §9.2.2.D.3 §12.3.12 §10.2.5.A.2	
Public, Civic and Institutional Use Categories (§12.2.4)																					
Colleges (See §12.2.4.A)	Colleges and universities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	U		
	Trade or commercial school	S			S				S	S	S	S	P	S	S	P	P	P	S		
Community Service (See §12.2.4.B)	Community centers	U	U	U _P	U	U	U		U	U	U	U	U	U	U	U		U	U		
	Community swimming pool	U	U	U	U	U	U		U	U	U	U	U	U	U	U		U	U	§12.4.8	
	Libraries	U	U	U _P	U	U	U		U	U	U	U	U	U	U	U		U	U		
	Museums and art galleries or studios	U	U	U _P	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
	Recreation centers	U	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	§12.4.6
Day Care (See §12.2.4.C)	Child care centers	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	§12.4.1
	All other day care uses	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Governmental Facilities (See §12.2.4.D)	Fire and police stations	U	U	P	U		U	P	U	U	U	U	U	P	U	U	P	P	P	U	
Hospital (See §12.2.4.E)	Hospitals	U	U	U	U	U	U		U	S _U	S _U	U	U	U	U	U	U		U	U	
Parks and Open Space (See §12.2.4.F)	Cemeteries	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	
	Country clubs and golf courses	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	
	Parks, playgrounds and playfields	U	U	U	U	U	U		U	U	U	U	U	U	U	U		U	U	U	
Passenger Terminals and Services (See §12.2.4.G)	Airports and aircraft landing fields	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	
	Bus, trolley, air, boat and rail passenger terminals	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.4.4
Religious Institutions (See §12.2.4.H)	Churches, mosques, synagogues, and temples	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Schools (See §12.2.4.I)	Schools, elementary, middle and high	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	§12.4.1
Social Service Institutions (See §12.2.4.J)	All social service institutions except those of a corrective nature	U	U		U	U	U	U	U	U	U	U	U	U	U	U		U	U		
Utilities, major (See §12.2.4.K)	All major utilities	U	U	U	U	U	U	P	U	U	U	U	U	U _P	U	U	U _P	P	U _P	U	§12.4.9
Utilities, minor (See §12.2.4.K)	Bus shelters; bike share stations	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
	All other minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.4.9

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																					
Specific Use Types	RA4-8	RC	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards	
	KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																				
Retail, Service and Commercial Use Categories (See §12.2.5)																					
Food Establishments (See §12.2.5.B)	Artisan beverage	S	P		P	P	P		P	P	P	P	P	P	P	P	P	P	P	§12.5.31	
	Catering establishment, small scale	S	S		S		P		S	S	S	S	P	S	S	P	P	P	S		
	Food delivery services	C	C		C		U	U		C	C	C	C	U	C	C	U	C	U	U	
	Restaurants, general	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.22
	Restaurants, limited	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.23
	Shared commercial kitchen																				
Entertainment (See §12.2.5.A)	Movie or other theaters	S	S		S		P		S	S	S	S	P	S	S	P	P	P	P		
	Membership clubs and lodges	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	§12.5.13	
	All other indoor entertainment uses	S	S		S		P		S	S	S	S	P	S	S	P	P	P	S		
Office (See §12.2.5.C)	Audio-visual production and broadcast studio	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P		
	Financial services	S			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Offices, federal, state and local	U	S	U	U	U	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Offices or clinics, medical or dental	U	U	U	U	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.5.16	
	Offices, business and professional		S				P	P	P	P	P	P	P	P	P	P	P	P	P		
	Research and development, flex		P		U		P	P	P	P	P	P	P	P	P	P	P	P	P		
	Urban agriculture	U	S	U	S	U	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.5.33	
	Urban colleges and universities	S	S	U	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Overnight Accommodations (See §12.2.5.D)	Bed and breakfasts	U	U	U	U	U	U		U	U	U	U	U	U		U		U	U	§12.5.3	
	Hotels or motels			S	S			P	S	S	S	S	P	S	S	P	P	P	P	§12.5.11	
Parking, Commercial (See §12.2.5.E)	All commercial parking						U	P					U	P		U	P	U	U	§12.5.4	
Recreation, Indoor (See §12.2.5.F.2(a))	Driving ranges																	U			
	Swimming pool, commercial	S	S		S		P		S	S	S	S	P	S	S	P	P	P	P		
	All other indoor recreation	S	P	S	S		P	P		P	P	P	P	P	P	P	P	P	P		
Recreation, Outdoor (See §12.2.5.F.2(b))	Driving ranges																	U			
	Miniature golf courses	C	C		C				C	C	C	C	U	C	C	U	U	U	U		
	Skating rinks	C	C		C		U		C	C	C	C	U	C	C	U	C	U	C		
	Tennis, racquet or handball courts	C	C		C		U	U		C	C	C	C	U	C	C	U	C	U		
	Swimming pool, commercial	C	C		C				C	C	C	C	U	C	C	U	C	U	C		
	All other outdoor recreation	C	C		C		U	U		C	C	C	C	U	C	C	U	U	U		
Retail, Sales (See §12.2.5.G.2(a))	Bakeries	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	§12.5.21	
	Drug stores	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	§12.5.5	
	Florist or gift shops	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	§12.5.8	
	Grocery stores, convenience	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	§12.5.9	
	Grocery stores	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	§12.5.10	
	Kiosks					U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	§12.5.12

§7.1.2 COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																					
	Specific Use Types	RA4-8	RC	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards
KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																					
	Meat or fish markets, and delicatessens	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.21
	Micro-fulfillment center	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.30
	Large-format retail						U	U						U			U		U	U	
	Newsstands	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.21
	Nursery, flower or plant stores	S	S		S			P		S	S	S	S	P	S	S	P	P	P	S	§12.5.15
	Open-air markets	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	§12.5.17
	Secondhand stores	S	S		S		P	P	S	S	S	S	S	P	S	S	P	U	P	P	§12.5.24
	Urban agriculture	S	P	U	S	P	P	P		P	P	P	P	P	P	P	P	P	P	P	§12.5.33
	All other retail sales uses	S	S		S		P	S		S	S	S	S	P	S	S	P	P	P	P	§12.5.21
	Animal care facilities, veterinary clinics, animal hospitals	S	S		S			P		S	S	S	S	P	S	S	P	P	P	U	§12.5.2
	Athletic or health clubs	S	S		S		U	U		S	S	S	S	P	S	S	P	U	P	U	§12.5.20
	Animal boarding	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.5.2
	Animal shelter																				
	Artisan workshop	S	P		P		P	P		P	P	P	P	P	P	P	P		P	P	§12.5.32
	Barbershop or beauty parlor	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	
	Branch banks	S	S		S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Retail, Personal Service (See §12.2.5.G.2(b))	Dance studio	S	S		S		U	U		S	S	S	S	P	S	S	P	U	P	U	§12.5.20
	Dry-cleaning, laundry and laundromat	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.6
	Kennels																				
	Photocopy, blueprint and quick-sign services	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	
	Private postal services	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.18
	Mortuaries and funeral homes	S	S	S	S					C	C	C	C	U	C	C	U	U	U		§12.5.14
	Pawnshop	S	S		S				S	S	S	S	S	P	S	S	P	P	P	S	
	All other retail personal service uses	S	S		S		P	S		S	S	S	S	P	S	S	P	P	P	S	§12.5.20
	Tailors and milliners	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	
	Shoe repair	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	
Retail, Repair (See §12.2.5.G.2(c))	Upholstery shops	S	S		S					S	S	S	S	P	S	S	P	P	P	S	§12.5.26
	All other retail repair uses	S	S		S		P	P		S	S	S	S	P; S	S	S	P	P	P	P; S	
Self-service Storage (See §12.2.5.H)	All self-service storage uses																	U			§12.5.25
	Car wash																	U		U	
Vehicle Sales and Service (See §12.2.5.I)	Vehicle body shop																	U		U	§12.5.27
	Vehicle sales, rental, or leasing facilities	C	C		C		U	C		C	C	C	C	U	C	C	U	U	U	C	§12.5.29
	Vehicle service establishment						U			C	C	C	C	U	C	C	U		U	U	§12.5.28

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																				
Specific Use Types	RA4-8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards
KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																				
	All other vehicle sales and service uses																			
Industrial Use Categories (See §12.2.6)																				
Light Industrial Service (See §12.2.6.A)	Building, heating, plumbing or electrical contractors																			P
	Carpet and rug cleaning													U			U	U	U	§12.6.2
	Printing, publishing and lithographing, small scale													P			P	P	P	
	Sign making													P			P	P	P	§12.6.9
Manufacturing and Production (See §12.2.6.B)	Plumbing or sheet metal shops																P		P	§12.6.6
	All other manufacturing and production uses																			
Heavy Industrial (See §12.2.6.C)	All heavy industrial uses																			
Warehouse and Freight Movement (See §12.2.6.D)	All warehouse and freight movement uses																			
Waste-related Service (See §12.2.6.E)	Solid waste transfer	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
	Recycling centers	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Wholesale Trade (See §12.2.6.F)	Wholesale merchandising broker, excluding wholesale storage																		P	
Other use categories (See §12.2.7)																				
Agriculture (See §12.2.7.A)	All agricultural uses	P	P		P	P	P		P	P	P	P	P	P		P		P	P	§12.7.1
Resource Extraction (See §12.2.7.B)	All resource extraction uses																			
Telecommunications Facilities (§12.2.7.C)	All telecommunications facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Unclassified (See §12.2.7.D)																				

§7.1.3. Commercial/mixed use (C) districts accessory use table

Accessory uses in commercial/mixed use (C) districts shall include the following uses, activities and structures:

§7.17. C-2, Service Commercial-Community Business District

§7.17.1. Purpose

The purpose of the C-2, Service Commercial-Community Business District is to provide locations for commercial development where the variety in retail, service and office uses is intended to serve a broad-based community. The C-2 district should be developed as linear commercial and be located primarily along principal arterial streets as designated in the Arlington County Master Transportation Plan. The C-2 district provides for an expanded range of uses, greater density and greater height than the C-1 district.

§7.17.2. Uses

Uses shall be as specified in §7.1.

A. Columbia Pike Special Revitalization District

Properties in the area designated as Columbia Pike Special Revitalization District on the General Land Use Plan which have not developed in accordance with the Form Based Code, since its adoption on February 25, 2003, as specified in Appendix A of the Zoning Ordinance can have uses established as permitted in the Form Based Code Ground Story Use Table as specified in Section 3, Table 3.1 of the Form Based Code.

§7.17.3. Special Revitalization Districts

See §9.1 for regulations applicable to Special Revitalization Districts on the General Land Use Plan.

§7.17.4. Density and dimensional standards

A. By-right

Development allowed by-right in the C-2 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	Hotels	All Other Uses
Lot area, minimum (sq. ft.)			
Lot area	6,000		--
Lot area per dwelling unit	6,000		--
Lot area per sleeping unit)	--	600	--
Lot width (feet)	60		--
Height, maximum (feet)	35	45	45
Floor area ratio, maximum	--	--	1.5

B. Exceptions

1. Lot area

Buildings hereafter erected and used partly for dwelling and partly for commercial purposes, shall comply with the lot area requirements of the RA8-18 district.

C. Bulk, coverage and placement

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

§7.17.5. District use regulations

Use standards applicable to specific uses in the C-2 district include:

A. Cleaning and laundering establishments

Steam exhausts for cleaning and laundering establishments shall be within said building.

§7.17.6. Use limitations

- A.** There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such products are sold at retail at these establishments, except as allowed for food delivery service.

§7.17.7. Site development standards

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

A. Landscaping

10 percent of total site area is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping.

- B.** [Reserved]

§5.1.2 RESIDENTIAL (R) DISTRICTS PRINCIPAL USE TABLE

F. Accessory and temporary uses

The regulations that apply to accessory and temporary uses are contained in §12.9 and §12.10.

G. Transitional uses

The regulations that apply to transitional uses are contained in §12.8.

H. Use categories

All of the use categories listed in the table below are described in §12.2. The second column of the use table lists some of the specific use types included within the respective use categories.

RESIDENTIAL (R) DISTRICTS PRINCIPAL USE TABLE										
Use Category	Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted										
Residential Use Categories (See §12.2.3)										
Household Living (See §12.2.3.A)	One-family detached	P	P	P	P	P	P	P	P	§12.3.10
	Duplexes								P S	
	Duplexes, abutting RA, C or M districts, or located on a principal or minor arterial street as designated on the Arlington County Master Transportation Plan						U S	U S		§12.3.11
	Semidetached, abutting RA, C or M districts, or located on a principal or minor arterial street as designated on the Arlington County Master Transportation Plan						U S	U S		§12.3.11
	Semidetached							S	P S	
	Townhouses							S	P	
	Townhouse, semidetached and existing one-family dwellings			S						§5.4.4
	Townhouse, semidetached, one-family and stacked units							S		§5.8.4
Group Living (See §12.2.3.B)	Dormitories	U	U	U	U	U	U	U	U	§12.3.3
	Fraternity and sorority houses;	U	U	U	U	U	U	U	U	§12.3.5
	Group homes	U	U	U	U	U	U	U	U	§12.3.6
Public, Civic and Institutional Use Categories (§12.2.4)										
Colleges (§12.2.4.A)	Colleges and universities	U	U	U	U	U	U	U	U	§12.3.6
Community Service (See §12.2.4.B)	Community centers	U	U	U	U	U	U	U	U	
	Community swimming pools	U	U	U	U	U	U	U	U	§12.4.8
	Libraries	U	U	U	U	U	U	U	U	
	Museums and art galleries or studios	U	U	U	U	U	U	U	U	
Day Care (See §12.2.4.C)	Child care centers	U	U	U	U	U	U	U	U	§12.4.1
	All other day care uses	U	U	U	U	U	U	U	U	
Governmental Facilities (See §12.2.4.D)										
Hospital (See §12.2.4.E)	Hospitals	U	U	U	U	U	U	U	U	§12.4.2
Parks and Open Space (See §12.2.4.F)	Cemeteries	U	U	U	U	U	U	U	U	
	Country clubs and golf courses	U	U	U	U	U	U	U	U	
	Parks, playgrounds and playfields	U	U	U	U	U	U	U	U	

§5.1.2 RESIDENTIAL (R) DISTRICTS PRINCIPAL USE TABLE

RESIDENTIAL (R) DISTRICTS PRINCIPAL USE TABLE										
Use Category	Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted										
Passenger Terminals and Services (See §12.2.4.G)	Airports and aircraft landing fields	U	U	U	U	U	U	U	U	
	Bus, trolley, air, boat and rail passenger terminals	U	U	U	U	U	U	U	U	§12.4.4
Religious Institutions (See §12.2.4.H)	Churches, mosques, synagogues, and temples	P	P	P	P	P	P	P	P	
Schools (See §12.2.4.I)	Schools, elementary, middle and high	U	U	U	U	U	U	U	U	§12.4.1
Social Service Institutions (See §12.2.4.J)	All social service institutions except those of a corrective nature	U	U	U	U	U	U	U	U	
Utilities, major (See §12.2.4.K)	All major utilities	U	U	U	U	U	U	U	U	§12.4.9
	Bus shelters; bike share stations	U	U	U	U	U	U	U	U	
Utilities, minor (See §12.2.4.K)	All other minor utilities	P	P	P	P	P	P	P	P	§12.4.9
Retail, Service and Commercial Use Categories (See §12.2.5)										
Food Establishments (See §12.2.5.B)	All Food Establishments									
Entertainment (See §12.2.5.A)	Membership clubs and lodges	U	U	U	U	U	U	U	U	§12.5.13
Office (See §12.2.5.C)	Offices, federal, state and local	U	U	U	U	U	U	U	U	
	Offices or clinics, medical or dental					U	U	U	U	§12.5.16
Overnight Accommodations (See §12.2.5.D)	Bed and breakfasts	U	U	U	U	U	U	U	U	§12.5.3
Parking, Commercial (See §12.2.5.E)	All commercial parking uses									
Recreation, Indoor (See §12.2.5.F.2(a))	All indoor recreation uses									
Recreation, Outdoor (See §12.2.5.A)	All outdoor recreation uses									
Retail, Sales (See §12.2.5.G.2(a))	Open-air markets	U	U	U	U	U	U	U	U	§12.5.17
	All other retail sales uses									
Retail, Personal Service (See §12.2.5.G.2(b))	All retail personal service uses									
Retail, Repair (See §12.2.5.G.2(c))	All retail repair uses									
Self-service Storage (See §12.2.5.H)	All self-storage uses									
Vehicle Sales and Service (See §12.2.5.I)	All vehicle sales and service uses									
Industrial Use Categories (See §12.2.6)										

§5.1.3 RESIDENTIAL (R) DISTRICTS TRANSITIONAL USE TABLE

RESIDENTIAL (R) DISTRICTS PRINCIPAL USE TABLE										
Use Category	Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted										
Light Industrial Service (See §12.2.6.A)	All light industrial uses									
Manufacturing and Production (See §12.2.6.B)	All manufacturing and production uses									
Heavy Industrial (See §12.2.6.C)	All heavy industrial uses									
Warehouse and Freight Movement (See §12.2.6.D)	All warehouse and freight movement uses									
Waste-related Service (See §12.2.6.E)	Recycling centers	U	U	U	U	U	U	U	U	
	All other waste-related service uses									
Wholesale Trade (See §12.2.6.F)	All wholesale trade uses									
Other use categories (See §12.2.7)										
Agriculture (See §12.2.7.A)	All agricultural uses	P	P	P	P	P	P	P	P	§12.7.1
Resource Extraction (See §12.2.7.B)	All resource extraction uses									
Telecommunications Facilities (§12.2.7.C)	All telecommunications facilities	U	U	U	U	U	U	U	U	§12.4.9
Unclassified (See §12.2.7.D)										

§5.1.3. Residential (R) districts transitional use table

Transitional uses in residential (R) districts shall include the following uses, activities and structures:

RESIDENTIAL (R) DISTRICTS TRANSITIONAL USE TABLE										
Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards	
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted										
Duplexes, abutting other than C-1 or C-1-O districts							U S	U S		
Semidetached, abutting other than C-1 or C-1-O districts							U S	U S		
Offices or clinics, medical or dental, in existing one-family detached dwelling	P	P	P	P	P S	P S	P S	P S	§12.8.3	
Transitional parking areas	U	U	U	U	U	U	U	U	§12.8.5	

§5.7. R-5, One-Family and Restricted Two-Family Dwelling District

§5.7.1. Purpose

The purpose of the R-5, One-family, Restricted Two-family District is to provide for one-family dwellings on relatively small lots and to provide, under certain circumstances, for two-family dwellings on lots of such size as follows the progression in residential density established in this zoning ordinance giving consideration to architectural compatibility with one-family detached dwellings in the existing neighborhood. An existing one-family dwelling shall not be converted into a two-family dwelling (duplexes and semidetached dwellings). Two-family dwelling (duplexes and semidetached dwellings) units should have as many of the one-family amenities as possible.

§5.7.2. Uses

Uses shall be as specified in §5.1.

§5.7.3. Density and dimensional standards

A. By-right

All development allowed by-right in the R-5 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	All Other Uses
Lot, minimum (sq. ft.)		
Lot area	5,000	5,000
Lot area per dwelling unit	5,000	5,000
Lot width, minimum average (feet)	50	50
Height, maximum (feet)	35	35

B. Special exception

All development allowed by special exception in the R-5 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings abutting RA, C or M District or located on a principal or minor arterial street		All Other Uses
	Semi-detached	Duplex	
Site area, minimum (sq. ft.)	8,700	8,700	--
Lot, minimum (sq. ft.)			
Lot area	4,350	8,700	5,000
Lot area per dwelling unit	4,350	--	5,000
Lot width, minimum average (feet) by use permit	35	70	50
Lot width, minimum average (feet) by site plan	28	56	--
Height, maximum (feet)	35	35	35
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750	--

C. Bulk coverage and placement

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

D. Exceptions

The County Board may, on R district lots of 100 acres or more, by use permit approval in accordance with §15.4, approve an increase in the height of one main building to 55 feet. Notwithstanding the provisions of §3.1.6.B, when a use permit is approved with such a height increase, the County Board may approve non-occupiable architectural features such as cupolas, flagpoles and chimneys that are no more than 15 feet in height above the height of the main building. Height increases allowed under this subsection may only be approved where the main building is set back a minimum of 150 feet from all lot lines and public rights-of-way.

§5.7.4. District use standards

Use standards applicable to specific uses in the R-5 district include:

A. Two-family (duplexes and Semidetached) abutting RA, C and M districts

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 in the Arlington County Master Transportation Plan provided that the dwellings front on the principal or minor arterial street, except on corner lots where no more than one unit may front on the local street.

B. [Reserved]

§5.7.5. Site development standards

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

A. Parking

There shall be two parking spaces per dwelling unit.