

EXCLUSIVELY PRESENTED BY VIRGINIA SMITH, BROKER

# PRIME FREE STANDING RETAIL BUILDING FOR SALE

**CONFIDENTIAL LISTING**  
Do Not Disturb or Contact  
Employees



**5050 Langston Blvd., Arlington, VA 22207**

## **INVESTMENT SUMMARY**

Prime Free Standing Retail Building - Newly Upgraded. Ideal for restaurant, coffee shop, childcare, accountant, dental office and a host of many other uses. Property will convey vacant. Well-suited for an owner/operator or investor. Well-established venue, having been the site of a restaurant for the past +65 years. The original restaurant was constructed in 1959 by Toddle House. Toddle House was a restaurant chain that specialized in quick-service breakfasts with approx. 200 locations.

Recent Upgrades: Significant renovations were completed in December 2020, including a comprehensive rebuild of the structure to enhance the building's infrastructure and customer experience. This is an exceptional opportunity to acquire hard-to-find free-standing commercial real estate in sought-after Arlington County, Virginia.

## **LOCATION HIGHLIGHTS**

- \* High Visibility location on the bustling Langston Blvd retail corridor. The restaurant benefits from substantial foot and vehicle traffic.
- \* Thriving Community: The surrounding area boasts a vibrant mix of retail shops, other dining establishments, and residential neighborhoods, ensuring a steady stream of patrons.
- \* 1.5 miles to Ballston
- \* 2.5 miles to Clarendon
- \* 2.3 miles to downtown Falls Church City
- \* 4.3 miles to Washington DC
- \* Easy access to I-66 (1.3 mile)
- \* Annual Average Daily Traffic: 22,000

## **OFFERING SUMMARY**

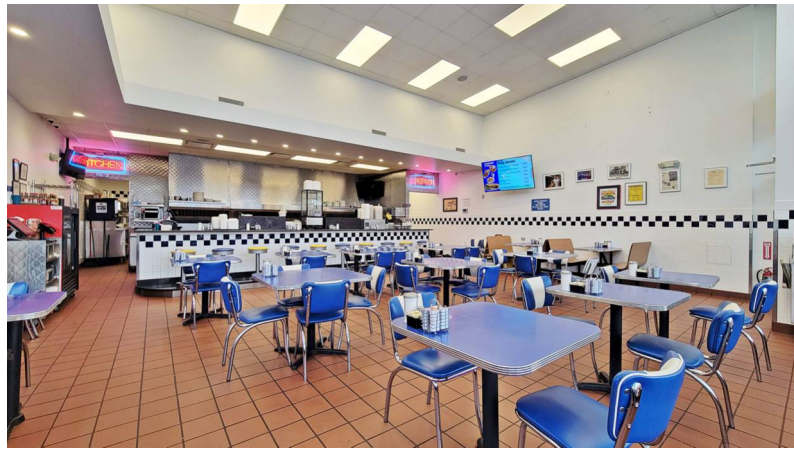
<b>Price</b>	\$2,950,000
<b>Land Area</b>	10,356 SF
<b>Building Area</b>	2,403 SF
<b>Year Built</b>	1959 (rebuilt in 2020)
<b>Parking</b>	11 surface spaces
<b>Zoning</b>	C-1 (local commercial) - see attached zoning code
<b>2024 Taxes:</b>	\$12,291/yr.
<b>Occupancy:</b>	Conveys vacant
<b>FF&amp;E:</b>	Not included in sale price - could possibly be purchased at additional cost

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The information contained herein is based upon sources of information that Arlington Realty, Inc. deems to be reliable, but no warranty or representation is made as to the accuracy thereof. The offering is subject to withdrawal or change of price without written or oral notice. The Seller retains the option to reject any and all offers.



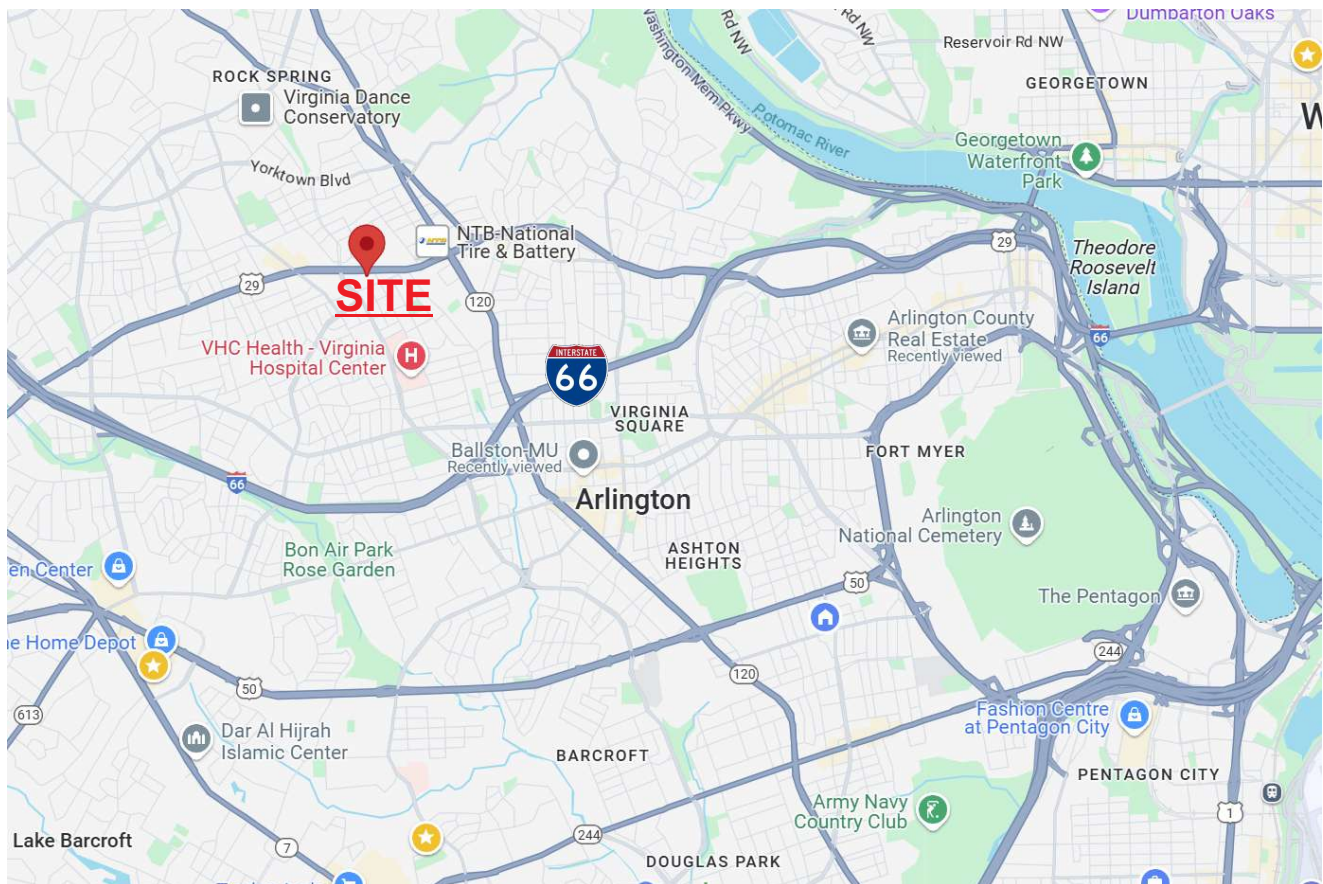




**Tax Map /**  
**Aerial**



**Map**



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Arlington Realty, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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All potential buyers must take appropriate measures to verify all the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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Arlington, VA 22202-2491



# Demographic Summary Report

5050 Langston Blvd, Arlington, VA 22207



Radius	1 Mile		3 Mile		10 Mile	
Population						
2029 Projection	20,228		201,106		1,792,337	
2024 Estimate	20,842		205,039		1,860,945	
2020 Census	22,787		211,526		1,907,404	
Growth 2024 - 2029	-2.95%		-1.92%		-3.69%	
Growth 2020 - 2024	-8.54%		-3.07%		-2.44%	
2024 Population by Hispanic Origin	2,180		32,569		293,312	
2024 Population	20,842		205,039		1,860,945	
White	15,268	73.26%	130,319	63.56%	892,630	47.97%
Black	1,151	5.52%	12,442	6.07%	405,092	21.77%
Am. Indian & Alaskan	41	0.20%	894	0.44%	8,306	0.45%
Asian	1,308	6.28%	22,128	10.79%	199,380	10.71%
Hawaiian & Pacific Island	17	0.08%	166	0.08%	1,283	0.07%
Other	3,057	14.67%	39,090	19.06%	354,254	19.04%
U.S. Armed Forces	120		1,804		14,599	
Households						
2029 Projection	7,084		82,218		758,056	
2024 Estimate	7,314		83,963		791,537	
2020 Census	8,082		87,001		812,719	
Growth 2024 - 2029	-3.14%		-2.08%		-4.23%	
Growth 2020 - 2024	-9.50%		-3.49%		-2.61%	
Owner Occupied	5,322	72.76%	40,682	48.45%	364,714	46.08%
Renter Occupied	1,992	27.24%	43,281	51.55%	426,823	53.92%
2024 Households by HH Income	7,313		83,964		791,539	
Income: <\$25,000	378	5.17%	7,138	8.50%	93,258	11.78%
Income: \$25,000 - \$50,000	447	6.11%	6,199	7.38%	79,511	10.05%
Income: \$50,000 - \$75,000	613	8.38%	8,105	9.65%	92,358	11.67%
Income: \$75,000 - \$100,000	596	8.15%	7,551	8.99%	84,178	10.63%
Income: \$100,000 - \$125,000	584	7.99%	8,162	9.72%	75,331	9.52%
Income: \$125,000 - \$150,000	386	5.28%	6,394	7.62%	63,363	8.01%
Income: \$150,000 - \$200,000	757	10.35%	10,364	12.34%	95,564	12.07%
Income: \$200,000+	3,552	48.57%	30,051	35.79%	207,976	26.27%
2024 Avg Household Income	\$199,964		\$171,561		\$146,104	
2024 Med Household Income	\$193,097		\$143,872		\$115,419	



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## §7.7. C-1, Local Commercial District

### §7.7.1. Purpose

The purpose of the C-1, Local Commercial District is to provide locations for low intensity development where retail and personal service uses predominate and where there is also limited opportunity for office uses and business service uses. C-1 district should be located and developed as unified shopping centers consisting primarily of small individual shops of a linear or cluster design. Furthermore, development of C-1 district should result in commercial centers which are compatible with the surrounding development in terms of scale and character.

### §7.7.2. 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.

#### B. Columbia Pike Neighborhoods Special Revitalization District

Properties in the area designated as Columbia Pike Neighborhoods Special Revitalization District on the General Land Use Plan which have not developed in accordance with the Neighborhoods Form Based Code, since its adoption on November 16, 2013, as specified in Appendix B of the Zoning Ordinance can have uses established as permitted in the Neighborhoods Form Based Code Building Use Table as specified in Part 901 Ground Story Commerce, Upper Story Commerce, and Upper Story and Ground Story Commerce tables of the Neighborhoods Form Based Code.

### §7.7.3. Density and dimensional standards

#### A. By-right

Development allowed by-right in the C-1 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	6,000	--
Lot area per dwelling unit	6,000	--
Lot width, minimum average (feet)	60	--
Height, maximum (feet)	35	35
Floor area ratio, maximum	--	1.0

#### B. Bulk coverage and placement

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

### §7.7.4. District use standards

Use standards applicable to specific uses in the C-1 district include:



A. [Reserved]

**§7.7.5. Use limitations**

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Allowed uses shall comply with the following conditions:

- A. No industry or manufacturing shall be permitted except the making of articles to be sold at retail on the premises, no killing of poultry or livestock and no wholesaling or jobbing shall be carried on, and no merchandise shall be stored other than that which is sold at retail at these establishments.
- B. All business shall be conducted wholly within an enclosed building, except as provided in the following:
  - 1. Outdoor cafes.
  - 2. Short term uses permitted by §12.10.5.B.2.
  - 3. Outdoor display and storage of goods that are customarily used outside such as fertilizers, mulch, peat moss and garden tools shall be permitted by the holder of the occupancy permit in designated areas as approved by the zoning administrator, provided that the location does not impede pedestrian or vehicular movement on the property.
  - 4. Uses permitted and conducted in kiosks in accordance with the requirements of §12.5.12, may have outdoor displays of merchandise that extend no more than two feet from the exterior wall of the kiosk and cover no more than 20 sq. ft.
- C. All primary or incidental products shall be sold at retail on the premises, except for those sold in permitted kiosks, florist or gift shops, or restaurants.

**§7.7.6. Site development standards**

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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. Parking and loading**

- 1. Automobile parking space is to be provided as required in §14.3.
- 2. Loading space to be provided as required in §14.3.



# Article 7. Commercial/ Mixed Use (C) Districts

## §7.1. Commercial/Mixed Use (C) Districts Use Tables

### §7.1.1. General

The use tables of this section list all uses allowed within C districts, and is subject to the explanations set forth below.

### §7.1.2. Commercial/mixed use (C) districts principal use table

Table §7.1.2 lists the principal uses allowed within the C districts.

#### A. Permitted uses

A "P" indicates that a use is permitted by-right and may be approved administratively in the respective general district subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14. Subject to density and dimensional standards in the subject district or as approved by use permit or site plan, all uses permitted by-right may also be approved administratively in buildings controlled under use permit or site plan, except where expressly prohibited by use permit or site plan conditions for the subject property or where the subject property is expressly approved only for a specific use or uses.

#### B. Use permit approval required

A "U" indicates a special exception use that may be allowed subject to approval of a use permit as provided in §15.4. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by use permit or site plan. Uses allowed by use permit are subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

#### C. Site plan approval required

An "S" indicates a special exception use that may be allowed more flexibility in development form and density subject to site plan approval as provided in §15.5. Site plan uses are subject to all other applicable requirements of this zoning ordinance to the extent not modified through the site plan approval, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

#### D. Site plan and use permit approval required

A "C" indicates a special exception use that may be allowed subject to approval of a use permit as provided in §15.4, only in buildings controlled by site plan. Uses allowed by use permit are subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

#### E. Uses not allowed

A blank cell (one without a "P", "U", "S" or "C") in the use table indicates that a use is not allowed in the respective district. Uses not listed may be allowed pursuant to the similar use determination procedure of §12.2.2.

## 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	RA-4.8	R-C	RA-H	RA-H-3.2	C-1LR	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																					
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 S	P S		P S													P			
	Semidetached	P S	P S		P S													P			
	Multiple-family	P S	S	P S	P S			S		S	S	S	S	S	S	S		P		P S	
	Townhouses	P		P S	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
	Recovery residence	P U	P U		P U	P U	P U			P U	P U	P U	P U	P U	P U	P U		P U	P U	P U	P U
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																		S		§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																		S		§12.3.12 §9.2.2.D.3



## §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																					
	Revitalization District as designated on the General Land Use Plan						U										U	U	U		§12.3.12 §10.2.5.A.2
	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																			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	U	
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	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	
	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	S	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	U	

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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																					
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	P	U	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
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	P	§12.5.31
	Food catering establishment, small-scale	S	S		S			P		S	S	S	S	P	S	S	P	P	P	S	
	Restaurants	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	
	Shared commercial kitchen	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	§12.5.34
	Shared commercial kitchen, limited	U	U		U	U	U	U		U	U	U	U	U	U	U	U	U	U	U	§12.5.34
	Shared commercial kitchen, open-air	U	U		U	U	U	U		U	U	U	U	U	U	U	U	U	U	U	§12.5.34
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	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	P	
	Financial services	S			S	P	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	P	
	Offices or clinics, medical or dental	U S	U	U S	U	P	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	P	
	Research and development, flex		P		U		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Trade or commercial school	S			S					S	S	S	S	P	S	S	P	P	P	S	
	Urban agriculture	U	S	U	S	U	P	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	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	U
Hotels or motels				S	S			P S		S	S	S	S	P S	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 P	U P	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	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	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	U	



## §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																					
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	P	§12.5.21
	Drug stores	S	S		S	P	P	P		S	S	S	S	P	S	S	P	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	P	§12.5.8
	Grocery stores, convenience	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.9
	Grocery stores	S	S		S		P	P		S	S	S	S	P	S	S	P	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
	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
Retail, Personal Service (See §12.2.5.G.2(b))	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	
	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
Retail, Repair (See§12.2.5.G.2(c))	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	
	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	

## §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																						
Self-service Storage (See §12.2.5.H)	All self-service storage uses																	U			§12.5.25	
Vehicle Sales and Service (See §12.2.5.I)	Car wash																U		U			
	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	P	U	P	C	§12.5.29
	Vehicle service establishment						U			C	C	C	C	U	C	C	U		U	U		§12.5.28
	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		
	Recycling centers	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	P	§12.7.1	
Resource Extraction (See §12.2.7.B)	All resource extraction uses																					
Tele-communications Facilities (§12.2.7.C)	Small cell or micro-wireless facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Telecommunications facilities	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	§12.7.2	
Unclassified (See §12.2.7.D)																						



## §7.1.3 COMMERCIAL/MIXED USE (C) DISTRICTS ACCESSORY USE TABLE

## §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:

COMMERCIAL/MIXED USE (C) DISTRICTS ACCESSORY USE TABLE																				
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: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																				
Crematoriums	U S	U	U S	U S	U	U		U	U	U	U	U	U	U		U		U	U	§12.9.6
Convenience service areas		U	U S	U																§12.9.5
Drive-through windows						U										U		U	U	
Family day care homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.9.9
Food delivery services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Garage, private parking garage for exclusive use of occupants			P																	
Home occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.9.11
Homestay, accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.9.12
Live entertainment and/or dancing						U	U		U	U	U	U	U	U	U	U	U	U	U	§12.9.13
Mortuaries and funeral homes	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.9.14
Outdoor cafés associated with a food establishment on private property or within a public sidewalk, street and/or utilities easement	P U	P U		P U		P U	P U		P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	§12.9.15
Outdoor cafés associated with a food establishment within privately owned public space.	U	U		U		U	U		U	U	U	U	U	U	U	U	U	U	U	§12.9.15
Swimming pools, private	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P	§12.9.17
Recreational vehicle or trailer parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P	§12.9.16
Small cell or micro-wireless facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunications facilities	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	§12.7.2
Vehicle maintenance, routine	P	P		P	P	P		P	P	P	P	P	P	P		P		P	P	§12.9.18
Vehicle, unlicensed and/or inspected	P	P		P	P	P		P	P	P	P	P	P	P		P		P	P	§12.9.19