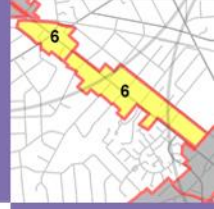





# 5. Zoning

## Zoning

Zoning is a tool for regulating land use. The City's Zoning Ordinance uses the force of law to limit the kinds of uses that can take place on a particular property, such as residential, retail, office, or industrial. The Zoning Ordinance also limits the amount of development that can occur by limiting building height and requiring building setbacks from property lines.

Although closely related, zoning and land use planning are different activities. Where land use planning speaks to future development and what *could* happen, zoning speaks to what *can* happen and what is currently allowed. For this reason, the zoning map is often more restrictive than the future land use map.

## Zoning Districts

To regulate land use, the Zoning Ordinance divides the land within the City into various zoning districts or areas. Within each of the zoning districts, a different mix of land uses and sizes of building can be built. The districts present in the West Broad Street Area are described below.

### B-1, Limited Business

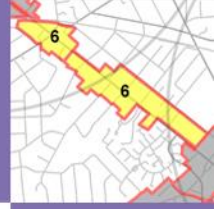
The B-1, Limited Business, zoning district allows most commercial uses by-right and mixed-use redevelopment with a special exception. Buildings in this district can reach a height of 55 feet by-right and up to 85 feet with a special exception.

The recent mid-rise buildings in the area are zoned B-1. This includes the mixed use redevelopments as well as the recently completed Hilton Garden Inn.

### B-3, General Business

The B-3, General Business, zoning district allows most commercial uses by-right and mixed-use redevelopment with a

**Above:** The Broadway (Top), Flower Building (Bottom Left), and Hilton Garden Inn (Bottom Right) are in the B-1, Limited Business zoning district.



**Top:** The Dominion Jewlers Building is in the B-3, General Business zoning district.

**Bottom:** Single family homes converted to professional office use along Park Avenue.

special exception. Buildings in this zoning district can reach a height of 55 feet by-right and 85 feet with a special exception.

Most lower scale commercial uses, like the Old Brick House Square office condominiums and the strip commercial developments are zoned B-3.

### T-1, Transitional

This zoning district permits all residential uses and most commercial uses, and permits mixed-use redevelopment with a special exception. The purpose of the T-1, Transitional, zoning district is to provide compatible uses in areas located between commercial and residential districts.

Within this area, T-1 zoning covers some single family homes, residential town homes, and single family houses converted to professional office use.

### T-2, Transitional

This zoning district allows some institutional uses, inns, public facilities, and group homes by-right. Mixed-use redevelopment is also allowed in this district with a special exception.

Within this area, only a small portion of a parking lot is zoned T-2.

### O-D, Official Design

The O-D, Official Design, zoning district allows mixed-use redevelopment with a special exception and permitted uses otherwise correspond with those allowed by-right in the B-1, Limited Business, district; the B-2, Central Business, district; T-1, Transitional, district; and the T-2, Transitional, district.

According to the Zoning Ordinance, Chapter 48 of the City Code, Sec. 48-585, the intent of the O-D, Official Design zoning district is as follows:

“For the O-D, official design district, in promoting the general purposes of this division, the specific intent of this section is to

produce an orderly, harmonious and appropriate development of the areas with due regard to their special characteristics and peculiar suitability for particular uses, so that no building can be placed or built without considering its total effect on the whole design."

The Zoning Ordinance also identifies special conditions applied specifically to the O-D, Official Design, zoning district:

"(1) In any part of an O-D district no building permit or occupancy permit shall be issued, unless the building plans and site plan for a specific land parcel involved are prepared by a registered architect.

(2) The applicant shall apply and confer at the initial and preliminary stages with the planning commission in order to provide use, architecture and site planning that is correlated with the objectives of architecture and land uses in the O-D district.

(3) In any office building or group of office buildings, the floor area at the ground floor level may be designated for and devoted to retail uses, subject to the conditions set forth in section 48-488(2)."

The properties with this zoning designation are at the easternmost end of the POA in the block bordered by West Broad Street, North Virginia Avenue, Park Avenue, and Little Falls Street. This block includes the Mary Riley Stiles Library and the Broaddale Shopping Center.

### R-M, Multifamily Residential

According to the Zoning Ordinance, Chapter 48 of the City Code, Sec. 48-361, the intent of the R-M, Multifamily Residential zoning district is as follows:

"This R-M, multifamily residential district shall be comprised generally of land designated for general residential use on the adopted master plan. This district is created for the purposes of maintaining the residential character of the city and meeting the residential needs of the population by providing apartment

**Above:** Office condominium buildings along Park Avenue just south of City Hall in the O-D, Official Design zoning district.

**Above:** The portion of Broad Falls Apartments fronting West Broad Street includes ground floor retail and is zoned B-1, Limited Business, while the back half of the building is zoned R-M, Multifamily Residential.

homes in a variety of sizes, styles, densities and forms of ownership. The multifamily district is intended to provide creativity in residential design, in locations that are near major transportation services, stores, offices and community facilities."

The Broad Falls Apartment sits on a parcel with split zoning. The front half of the parcel includes ground floor retail and is zoned B-1. The back half of the parcel contains the bulk of the apartment building and is zoned R-M.

### R-1A, Low Density Residential

According to the Zoning Ordinance, Chapter 48 of the City Code, Sec. 48-234, the intent of the R-1A, Residential zoning district is:

"The R1-A, low density residential district shall be comprised generally of land designated for low-density residential use on the adopted master plan. This district is created for the purposes of maintaining the single-family residential character of the city, preserving the integrity of residential neighborhoods, meeting the residential needs of the population, preserving attractive residential open space and providing space for natural landscaping."

Several single family homes along the southern edge of the area are zoned R-1A. The intent of including these properties in the POA is that they be consolidated with adjoining commercial-zone land for redevelopment.

## Setbacks and Buffers

The Zoning Ordinance requires that buildings be setback from property edges. The Zoning Ordinance requires additional distance and landscape buffers between particular combinations of land uses.

### Setbacks

Division 6. Height, Lot and Yard Regulations, Sec. 48-1101 of the Zoning Ordinance, Chapter 48 of the City Code contains a table that shows setback requirements for all zoning districts within the City.

The Zoning Ordinance requires a minimum 20 foot setback from the face of the curb along Broad Street for all new commercial development in the following zoning categories:

- B-1, Limited Business
- B-2, Central Business
- B-3, General Business
- T-1, Transitional
- T-2, Transitional

The O-D, Official Design zoning district requires a 25 foot minimum setback that must be landscaped along public thoroughfares.

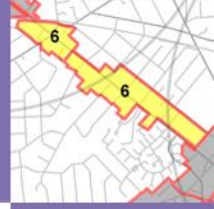
The following zoning categories require a 14 foot minimum setback from streets other than Broad Street:

- B-1, Limited Business
- B-2, Central Business
- B-3, General Business

| Zoning district (proposed development) | Zoning district(adjacent property) | | | | | |
|---|---|---|---|---|---|---|
| | R-1A | R-1B | R-C | R-TH | R-M | O-D |
| R-C** | A | A | N/A | A | A | A |
| R-TH | A | A | A | N/A | A | A |
| R-M | B or C | B or C | B or C | B or C | N/A | B or C |
| O-D | N/A | N/A | N/A | N/A | N/A | N/A |
| T-1 | A | A | A | A | A | A |
| T-2 | A | A | A | A | A | A |
| B-1 | D or E | D or E | D or E | D or E | D or E | D or E |
| B-2 | D or E | D or E | D or E | D or E | D or E | D or E |
| B-3 | D or E | D or E | D or E | D or E | D or E | D or E |

| Buffer Type | Minimum Width | *Shade Tree | Evergreen Tree | Small Shrub | Large Shrub | Screening Element |
|---|---|---|---|---|---|---|
| A | 10' | 4/100' | | 25/100' | | No |
| B | 10' | 4/100' | | 25/100' | | Yes |
| C | 7' | | 12 /100' | | | Yes |
| D | 20' | 4/100' | 12/100' | 25/100' | 25/100' | No |
| E | 15' | 4/100' | | | 25/100' | Yes |

*In the case of overhead utility lines, six understory trees per 100 feet shall be substituted for shade trees.






The T-1, Transitional zoning district requires a 15 foot minimum setback from streets other than Broad Street, and the T-2, Transitional zoning district requires a 25 foot minimum setback from streets other than Broad Street.

### Buffers

Sec. 48-1183 “Required buffer strips between zoning district” outlines the landscaping requirements necessary to make adjacent properties compatible when zoning districts differ. The focus is on screening adjacent residential properties from commercial uses to limit negative impacts such as noise and aesthetic differences.

### T-1, Transitional, & T-2, Transitional

T-1, Transitional, and T-2, Transitional, zoning districts require a ten-foot-wide landscape planting strip with a minimum of 25 small shrubs and 4 canopy trees per 100 linear feet when abutting a residential zoning district.

### B-1, Limited Business, & B-3, General Business

B-1, Limited Business, and B-3, General Business, zoning districts require either a 20-foot-wide landscape planting strip with a minimum of 25 small shrubs, 25 large shrubs, 12 evergreen trees and 4 canopy trees per 100 linear feet, or a 15-foot-wide landscape planting strip with a minimum of 25 large shrubs and 4 canopy trees per 100 linear feet as well as a 6 foot high screening element in the form of a masonry wall, a solid wood fence, or a 3-foot-high earthen berm with the required landscaping located atop the berm.

# Zoning Map

Reflecting the varied land uses in the West Broad Street POA, the area hosts a variety of zoning districts. Zoning district B-1 is the most prevalent, accounting for 41 percent of the land area. The percentage breakdown is shown in the chart below. Note that "Unzoned" land includes sidewalks, roadways, and other public rights-of-way.

### Amendments to the Zoning Map

The Zoning Map is part of the City code and, in combination with the descriptions of the zoning districts, limits allowable land uses and building sizes.

In order to achieve the land use goals of this Plan, it may be necessary to update the City's Zoning Map. For example, this Plan calls for transitional uses along the southern edge of the POA.

*Strategy:* Amend the adopted Zoning Map on a case-by-case basis as part of the redevelopment and approval process. Amendments should be made for redevelopment proposals that are consistent with the goals of this Plan. For example, along boundary areas, rezoning may be a necessary to allow for redevelopment and to incorporate desired buffer features.

### Transitions to Residential Districts

One of the key concepts of this Plan is to use respectful building design (see Chapter 3, Concept). The Character & Design hapter (Chapter 7) includes several techniques for making smooth transitions between commercial and residential properties.

In order to accommodate smooth transitions to residential neighborhoods in terms of use of building design, it may be necessary to rezone areas along the northern and southern borders of the POA to B-1, T-2, or T-1. The districts allow a mix of uses and low to mid-rise development.

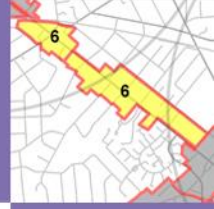
### Increased Flexibility in the 300 Block

The 300 block of West Broad Street is zoned O-D. The intent of this district is to create a unified design for the entire O-D zoning district, which includes City Hall, Cherry Hill Park, and the Library. Today, more than half of the 300 block is used for surface parking.

Zoning changes in the 300 block should only be considered when a specific proposal demonstrates it can meet the design goals of the O-D district.

**EXISTING ZONING**

| Zoning District | Approx. Total Acres | % of Total Area |
|---|---|---|
| **Residential** | | |
| R-1A (Low Density Residential) | 3.86 | 7% |
| R-M (Multifamily Residential) | 1.71 | 3% |
| **Commercial** | | |
| B-1 (Limited Business) | 23.46 | 41% |
| B-3 (General Business) | 7.62 | 13% |
| **Multi-Purpose/Mixed-Use** | | |
| T-1 (Transitional) | 5.68 | 10% |
| T-2 (Transitional) | 0.22 | <1% |
| O-D (Official Design) | 6.47 | 11% |
| **Unzoned** | | |
| Unzoned | 8.81 | 15% |
| **Total** | **57.83** | **100%** |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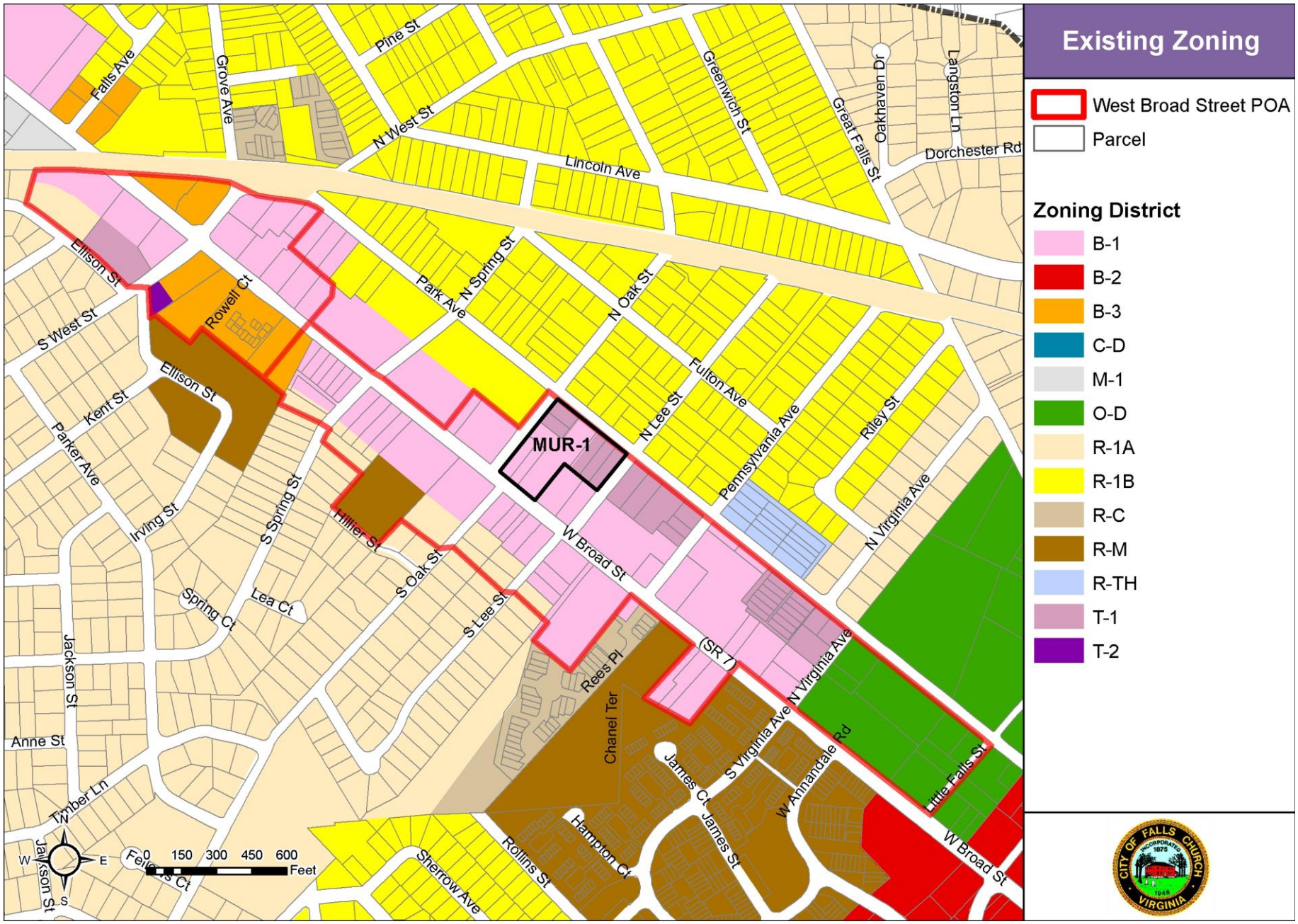
Existing Zoning
West Broad Street POA
Parcel
Zoning District
B-1
B-2
B-3
C-D
M-1
O-D
R-1A
R-1B
R-C
R-M
R-TH
T-1
T-2
MUR-1
Falls Ave
Grove Ave
Pine St
N West St
Lincoln Ave
Greenwich St
Great Falls St
Oakhaven Dr
Langston Ln
Dorchester Rd
Ellison St
Rowell Ct
S West St
Kent St
Parker Ave
Irving St
Park Ave
N Spring St
N Oak St
N Lee St
Fulton Ave
Pennsylvania Ave
Riley St
N Virginia Ave
S Spring St
Hiller St
S Oak St
S Lee St
W Broad St
Spring Ct
Lea Ct
Jackson St
Anne St
Timber Ln
Rees Pl
Chanel Ter
(SR 7)
S Virginia Ave
W Annandale Rd
James Ct
James St
Hampton Ct
Rollins St
Sherrow Ave
Little Falls St
W Broad St
0 150 300 450 600 Feet
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W
E
S

Zoning

# West Broad Street

*Connecting Falls Church*

Amend the adopted Zoning Map on a case-by-case basis as part of the redevelopment and approval process. Amendments should be made for redevelopment proposals that are consistent with the goals of this plan.

## Possible Zoning Map Amendments

- West Broad Street POA
- Parcel

**Zoning District**

- B-1
- B-2
- B-3
- C-D
- M-1
- O-D
- R-1A
- R-1B
- R-C
- R-M
- R-TH
- T-1
- T-2
- Allow for rezoning to any of B-1, T-2. or T-1

Falls Ave
Grove Ave
Pine St
N West St
Lincoln Ave
Dorchester Rd
Ellison St
Rowell Ct
S West St
Kent St
Parker Ave
Ellison St
Irving St
Spring Ct
Lea Ct
S Spring St
Hillier St
S Oak St
S Lee St
N Spring St
Park Ave
N Oak St
Fulton Ave
Pennsylvania Ave
Riley St
N Virginia Ave
W Broad St
N Lee St
(SR 7)
N Virginia Ave
S Virginia Ave
W Annandale Rd
Little Falls St
W Broad St
Rees Pl
Chanel Ter
James Ct
James St
Hampton Ct
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