



# **PDC, PRM and CRD Districts and Related Changes**

**Proposed Zoning Ordinance Amendment**

**Prepared by Zoning Administration Division,  
Department of Planning and Zoning**

## **Zoning Ordinance**

- ☐ **Regulatory document that specifies:**
  - Permitted, special permit and special exception uses
  - Use limitations
  - Lot size requirements – lot area and lot width
  - Bulk regulations – height, yards, floor area ratio
  - Open Space
  - Parking
- ☐ **Also a tool to implement the comprehensive Plan**

## Zoning Ordinance

### ■ Article 6 – Planned Development Districts

- PDC (Planned Development Commercial ), PRM (Planned Residential Mixed-Use), PDH, PRC and PTC
- Zoning Ordinance requirements are minimum standards
- P District have more design flexibility – no yards, no specified height

## Zoning Ordinance

### ■ Rezoning required for a P District

- Guidance from comprehensive plan to evaluate rezoning application
- Rezoning review includes transportation, stormwater, tree cover, design elements, etc.
- Subject to all other applicable county regulations
- Public hearing and Board approval required

The proposed amendment will, among other things:

- ☐ allow for a higher floor area ratio (FAR) in these selective areas when the increase is in accordance with the comprehensive plan recommendations
- ☐ require that cellar space not used for mechanical equipment or certain accessory uses count toward the maximum FAR
- ☐ clarify existing parking provisions and include residential uses in parking reduction requests for properties in a CRD
- ☐ add certain uses currently not permitted in these districts, subject to use limitations

## Abbreviations and Web Link

- FAR – Floor Area Ratio
- PDC – Planned Development Commercial District
- PRM – Planned Development Residential Mixed Use District
- CRD – Commercial Revitalization District
- CRA – Commercial Revitalization Area
- CBC – Community Business Center
- TSA – Transit Station Area
- Board – Board of Supervisors

### Web Link

<http://www.fairfaxcounty.gov/dpz/zoning/pdc-prm-crdamendment/>

## Some Frequently Asked Questions

- ☐ Why is the maximum allowable FAR proposed to be increased to 5.0 in the PDC and PRM Districts when the property is located in a TSA, CBC, CRD or CRA?
- ☐ Will all developments in the PDC and PRM Districts be eligible for a maximum FAR up to 5.0?
- ☐ How do the density/intensity recommendations of the comprehensive plan relate to the maximum allowable FAR for planned developments?
- ☐ Are the proposed maximum FARs automatically applicable to any property currently zoned PDC or PRM?

### 2.40 FAR HOTEL

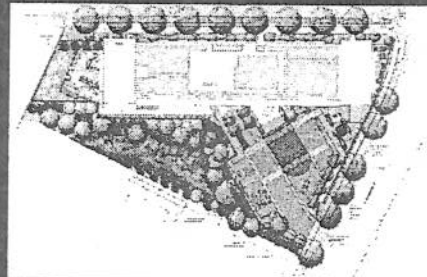
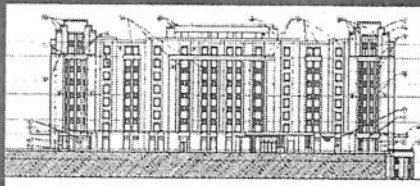
COLONY HOUSE (HILTON HOMEWOOD SUITES) / 1700 LEE HIGHWAY, ARLINGTON, VA

8 story hotel 85' building height

129,182 GFA hotel (168 rooms) / 53,636 square foot site = 2.40 FAR

Two levels of below grade parking, 168 spaces or 0.6 spaces/room

<http://projects.arlingtonva.us/projects/colony-house/>



### 3.04 FAR RESIDENTIAL + OFFICE

THE SPRINGS (APAH) - 4318 N. CARLIN SPRINGS ROAD, ARLINGTON, VA

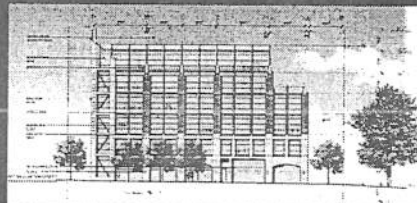
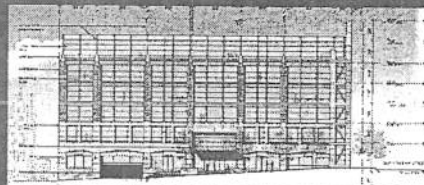
- ▣ 5 story residential/office building (ground floor office + residential above) ▣ 58' building height
- ▣ 123,324 GFA residential (includes 5,600 sf office use) / 40,501 square foot site = **3.04 FAR**
- ▣ 104 residential units ▣ Two levels of below grade parking @ 110 spaces or 1.07 spaces/unit
- ▣ <http://projects.arlingtonva.us/projects/springs/>



### 3.90 FAR OFFICE + RETAIL

400 NORTH WASHINGTON STREET, FALLS CHURCH, VA

- ▣ 6 story office/retail building (ground floor retail + office above) ▣ 78' building height
- ▣ 111,000 GFA office (including 8,000 sf retail) / 28,415 square foot site = **3.90 FAR**
- ▣ Three levels of below grade parking, 385 spaces or ~2.8 spaces/1000 GFA of office
- ▣ <http://www.fallschurchva.gov/519/400-N-Washington-St>



### 3.04 FAR RESIDENTIAL + OFFICE

#### THE SPRINGS (APAH) - 4318 N. CARLIN SPRINGS ROAD, ARLINGTON, VA

- ▣ 5 story residential/office building (ground floor office + residential above) ▣ 58' building height
- ▣ 123,324 GFA residential (includes 5,600 sf office use) / 40,501 square foot site = 3.04 FAR
- ▣ 104 residential units ▣ Two levels of below grade parking @ 110 spaces or 1.07 spaces/unit
- ▣ <http://projects.arlingtonva.us/projects/springs/>

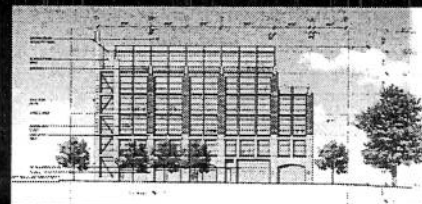
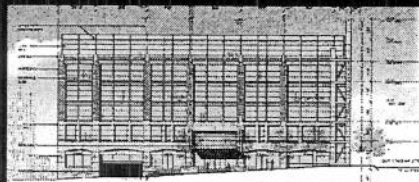


9

### 3.90 FAR OFFICE + RETAIL

#### 400 NORTH WASHINGTON STREET, FALLS CHURCH, VA

- ▣ 6 story office/retail building (ground floor retail + office above) ▣ 78' building height
- ▣ 111,000 GFA office (including 8,000 sf retail) / 28,415 square foot site = 3.90 FAR
- ▣ Three levels of below grade parking, 385 spaces or ~2.8 spaces/1000 GFA of office
- ▣ <http://www.fallschurchva.gov/519/400-N-Washington-St>



10

6.12 FAR RESIDENTIAL  
KETTLER'S 1720 S. EADS STREET, ARLINGTON, VA (CRYSTAL CITY)

- 11 story residential building @ 110' building height
  - 198 units @ 208,899 GFA residential / 34,147 square foot site = 6.12 FAR
  - Four levels of below grade parking @ 176 spaces or 1.125 spaces/unit
- <http://projects.arlingtonva.us/projects/1720-s-eads-st/>

