

1 **Definition:**

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3 RESIDENTIAL STUDIOS: A multiple family residential building(s) or portion(s) of a
4 building(s) comprised of efficiency (zero bedroom) dwelling units. The maximum number of
5 residential studios that could be permitted on a lot shall be no more than seventy-five (75), or as
6 otherwise limited by the Board. Occupancy shall be limited to rental tenants only wherein not
7 less than eighty (80) percent of the total number of units shall be subject to tenant income and
8 rental rate limits such that the units serve households whose income is not more than sixty (60)
9 percent of the median income for the Washington Metropolitan Statistical Area (WMSA). Such
10 use shall not be subject to or a substitute for the provisions of Part 8 of Article 2.
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13 **Additional Standards:**

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15 1. Each residential studio dwelling unit shall be of efficiency design (zero bedrooms) and
16 shall comprise not more than 500 square feet of gross floor area, inclusive of an in-
17 unit bathroom and kitchen.
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- 19 2. The number of residential studio units permitted in a development shall be as established by the
20 Board upon review of a specific proposal, but in no event shall such development include fewer
21 than sixteen (16) units or exceed the seventy five (75) unit maximum set forth in the residential
22 studio definition. Residential studios and any associated uses or structures, whether the sole
23 use on the lot or whether co-located on a lot or in a building with any other principal use, shall
24 not be subject to or be included in the calculation of the maximum density (dwelling units or
25 persons per acre) or intensity (FAR) provisions specified for the zoning district in which
26 located. However, the Board may limit the maximum number of units on the application
27 property as it deems appropriate.
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- 29 3. Residential Studio developments shall be located within reasonable proximity to a major
30 thoroughfare in order to provide convenient pedestrian or bicycle access to public
31 transportation, shopping and/or employment opportunities, although vehicular access to a
32 residential studio development may occur from a street or streets that connect(s) to a major
33 thoroughfare. The transportation needs of the intended tenants shall be considered an essential
34 element of the development and, as such, the applicant for any residential studio development
35 shall identify the nature, location, proximity and availability of public transportation
36 opportunities intended to serve the residents.
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- 38 4. Ancillary uses, such as a laundry room, exercise room, gathering/entertainment room, storage
39 room/space, bicycle storage/parking or other similar use may be proposed as part of a
40 residential studio development provided that such use(s) shall be identified in the special
41 exception application in terms of the function, location, and gross floor area of such use. The
42 Board shall find that such use(s) are clearly subordinate in purpose, area and extent and are
43 designed to be used solely by the tenants of the residential studios to contribute to their
44 comfort, convenience and necessity.
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- 46 5. If co-located with other uses on a lot, structures housing the residential studios shall be
47 integrated into any existing development on the lot in terms of architecture, character, intensity
48 and scale. Additionally, the development shall be designed such that it does not adversely

1 impact any development on neighboring properties. Factors to be considered when evaluating
 2 the appropriateness of a proposed residential studio use on a lot and determining the maximum
 3 size of the building and number of units that should be permitted shall include, but not be
 4 limited to:

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- 6 A. Predominant use and character of surrounding and nearby properties;
- 7 B. Location, mass and orientation of the buildings on the lot;
- 8 C. Proximity to other multiple family developments and/or residential studio developments;
- 9 D. Conformance with the revitalization and redevelopment goals and specific design
 10 guidelines set forth in the comprehensive plan and/or as may be adopted/endorsed by the
 11 Board for Commercial Revitalization Districts, Community Business Centers and
 12 Commercial Revitalization Areas;
- 13 E. Use and intensity/density recommendations of the adopted comprehensive plan;
- 14 F. Availability of convenient access to public transportation, employment, and shopping
 15 opportunities; and
- 16 G. Establishment, preservation, and enhancement of factors impacting the quality of life (such
 17 as the physical environment, safety and security, and sense of community) of the tenants of
 18 the residential studios and of occupants and/or tenants on surrounding properties.
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20 6. In areas identified in the comprehensive plan as areas where substantial changes in land use in
 21 connection with eventual redevelopment are envisioned, the applicant shall demonstrate that the
 22 establishment of residential studios will not delay or interfere with the achievement of the long-
 23 range objectives of the comprehensive plan for that area.

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25 7. In any district, the conversion of any single family dwelling, including any group of single
 26 family attached dwellings, or the construction of an attachment or addition to any single family
 27 dwelling or group of dwellings for the purposes of establishing residential studios shall not be
 28 permitted. A residential studio development shall not be co-located on a lot with any single
 29 family dwelling or group of dwellings.

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31 8. The minimum front, side and rear yard requirements, minimum open space, and maximum
 32 building height limits shall be as set forth in the respective zoning district, except as may be
 33 modified by the Board to ensure compatibility with adjacent properties. In the R-12 through R-
 34 30 Districts, the yards and buildings heights shall be as specified for multiple family dwellings,
 35 unless modified by the Board.

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37 9. For the purposes of Article 10, an individual residential studio unit shall be deemed a multiple
 38 family dwelling unit. However, no residential studio tenant shall be permitted to operate a
 39 home child care facility or a home occupation, as set forth in Article 10, which would result in
 40 employees, customers or clients coming to the unit to work or receive products or services and
 41 no stock in trade shall be permitted as part of any home occupation.

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43 10. Notwithstanding the provisions of Article 11, the minimum off-street parking requirement shall
 44 be based on one (1) space per residential studio unit, plus such spaces as are necessary for any
 45 management agent or other staff providing services to the residential studio development. No
 46 additional fees may be charged to a tenant for the on-site parking of one (1) vehicle per
 47 residential studio unit. Additionally, where the Board shall find appropriate and/or an applicant
 48 can demonstrate, the base parking rate may be modified to:

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- 50 A. Require additional spaces to accommodate visitors (guests, deliveries, etc.) to the

1 development; and/or

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3 B. Require additional spaces to address lesser proximity to and availability of walking,
4 bicycling, and public transportation opportunities; and/or

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6 C. Permit fewer parking spaces where an applicant can demonstrate to the Board's satisfaction
7 that such reduction is appropriate, based on the specific characteristics of the tenant
8 populations to be served by the units and/or the location in proximity to public
9 transportation opportunities or alternate parking facilities, and/or in consideration of
10 transportation services provided by the owner/operator of the residential studio
11 development. For any application that includes a request for a reduction in parking spaces,
12 the applicant shall provide a detailed description of any transportation services to be
13 provided in association with the residential studio development.

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15 11. In accordance with Article 12, signs for a residential studio development shall be as provided
16 for multiple family residential developments.

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18 12. For the purposes of Article 13, the landscaping and screening requirements for residential
19 studios located on a lot zoned for or developed with a non-residential principal use shall be
20 based upon the predominant non-residential use. For residential studios located on a lot zoned
21 for or developed with a residential principal use, such use shall be deemed a multiple family
22 dwelling unit development for the purposes of Article 13.

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24 13. All initial lease terms shall be for a period of not less than six (6) months and not more than one
25 (1) year. Renewal terms may be on a month-to-month or other term basis, but shall not be
26 longer than one (1) year for each renewal period.

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28 14. There shall be convenient laundry facilities provided either within the individual units or in a
29 separate room within the building(s) housing the residential studios and shall be provided at a
30 rate of not less than one (1) washer and one (1) dryer for each ten (10) residential studios, or
31 part thereof.

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33 15. All residential studios developments shall provide for a management agent who is on-site for no
34 fewer than eight (8) hours per day. At a minimum, such management agent shall have the
35 designated authority to address tenant complaints, occupancy limitations, property maintenance
36 and emergencies as they relate to the tenants and/or the physical space.

37 The owner or manager shall monitor the income level of tenants at the time of initiation
38 and renewal of any lease term. The results of such monitoring shall be provided to the Zoning
39 Administrator, or designee, on an annual basis to assure on-going compliance with the tenancy
40 and income limits, as defined. Such report shall include the unit number, date of lease renewal,
41 term of lease renewal and tenant income. Subject only to modification or exception necessary
42 for compliance with a federal or state affordable housing program, should a tenant become
43 over-qualified with regard to income, such tenant shall vacate the residential studio at the end
44 of the lease term in effect at the time of such over-qualification or within nine (9) months of
45 such over-qualification, whichever time period is longer.

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47 16. All residential studio developments shall provide an area of not less than eighty (80) square feet
48 for office space for a management agent and/or for the provision of supportive services and/or
49 training, which may include health, employment, life skills or other similar services/training.
50 The nature and type of services to be provided and the location within the building shall be

1 specifically identified in the special exception application.
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- 3 17. Prior to the issuance of the first Residential Use Permit for any residential studio unit within the
4 development, the owner shall record a notice in the land records of Fairfax County, on a form
5 provided by or approved by the Fairfax County Department of Housing and Community
6 Development, to address, at a minimum, the income limitations, rental price restrictions, the
7 perpetuity of such controls and any other relevant limits that are imposed by the Board.
8 Additionally, prior to the issuance of the first Residential Use Permit, the owner/management
9 agent of the residential studio development shall submit to the Department of Housing and
10 Community Development (DHCD) a unit breakdown of proposed rental rates in accordance
11 with the income limits set forth in the definition of residential studios and with the maximum
12 rental rates established by DHCD in accordance with the current Area Median Income (AMI)
13 for the Washington Metropolitan Statistical Area (WMSA) as specified by Housing and Urban
14 Development (HUD). For each subsequent year, upon release of an updated AMI for the
15 WMSA by HUD, the owner/management agent shall submit an amended rent schedule to
16 reflect the changes.
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