

ARTICLE 6

PLANNED DEVELOPMENT DISTRICT REGULATIONS

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ARTICLE 6

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PART 1 6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT

6-101 Purpose and Intent

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

6-102 Principal Uses Permitted

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 106 below.

1. Affordable dwelling unit developments.
2. Dwellings, single family detached.
3. Dwellings, single family attached.
4. Dwellings, multiple family.
5. Dwellings, mixture of those types set forth above.
6. Public uses.

6-103 Secondary Uses Permitted

The following secondary uses shall be permitted only in a PDH District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 106 below.

1. Accessory uses, accessory service uses and home occupations as permitted by Article 10.
2. Automated teller machines, located within a multiple family dwelling.
3. Business service and supply service establishments.

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4. Commercial and industrial uses of special impact (Category 5), limited to:
 - A. Automobile-oriented uses
 - B. Drive-in financial institutions
 - C. Drive-through pharmacies
 - D. Golf courses, country clubs
 - E. Golf driving ranges
 - F. Marinas, docks and boating facilities, commercial
 - G. Quick-service food stores
 - H. Service stations
 - I. Service station/mini-marts
 - J. Vehicle light service establishments
5. Commercial recreation uses (Group 5), limited to:
 - A. Billiard and pool halls
 - B. Bowling alleys
 - C. Commercial swimming pools, tennis courts and similar courts
 - D. Health clubs
 - E. Indoor archery ranges, fencing and other similar indoor recreational uses.
 - F. Miniature golf courses
 - G. Skating facilities
6. Community uses (Group 4).
7. Eating establishments.
8. Financial institutions.
9. Garment cleaning establishments.
10. Institutional uses (Group 3).
11. Interment uses (Group 2).

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12. Kennels, limited by the provisions of Sect. 106 below.
13. Light public utility uses (Category 1).
14. Offices.
15. Outdoor recreation uses (Group 6), limited to:
 - A. Riding or boarding stables
 - B. Veterinary hospitals, but only ancillary to riding or boarding stables
 - C. Zoological parks
16. Personal service establishments.
17. Quasi-public uses (Category 3), limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities

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18. Repair service establishments.
19. Retail sales establishments.
20. Transportation facilities (Category 4), limited to:
 - A. Bus or railroad stations
 - B. Electrically-powered regional rail transit facilities
 - C. Heliports
 - D. Helistops
 - E. Regional non-rail transit facilities
21. Veterinary hospitals.

6-104 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 8 - Temporary Uses.
2. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Home professional offices
 - B. Accessory dwelling units

6-105 Special Exception Uses

1. Subject to the use limitations presented in Sect. 106 below, any use presented in Sect. 103 above as a Group or Category use may be permitted with the approval of a special exception when such use is not specifically designated on an approved final development plan.
2. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Bed and breakfasts
 - B. Commercial off-street parking in Metro Station areas as a temporary use
 - C. Fast food restaurants

6-106 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.

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2. All uses shall comply with the performance standards set forth in Article 14.
3. When a use presented in Sect. 103 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 103 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 105 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9. In addition, a Group 3 home child care facility shall be subject to the plan submission requirements and additional standards set forth in Sect. 8-305.

4. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.
5. Secondary uses of a commercial and office nature shall be permitted only in a PDH District which has a minimum of fifty (50) residential dwelling units, except that the Board, in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, may modify this limitation for the Group 6 outdoor recreation special permit uses and the Category 5 special exception uses of golf courses, country clubs and golf driving ranges.
6. Secondary uses of a commercial nature, except Group 6 outdoor recreation uses, golf courses, country clubs, golf driving ranges and offices, shall be designed to serve primarily the needs of the residents of the planned development in which they are located, and such uses, including offices, shall be designed so as to maintain and protect the residential character of the planned development and adjacent residential neighborhoods as well. In order to accomplish these purposes:
 - A. Commercial and office uses shall be conducted within a completely enclosed building with no outside display except those uses which by their nature must be conducted outside a building.
 - B. When located within the same building as residential uses, commercial and office uses shall be limited to the lowest two (2) floors.
 - C. The maximum total land area, including all at-grade off-street parking and loading areas in connection therewith, devoted to commercial and office uses, except Group 6 outdoor recreation uses, golf courses, country clubs and golf driving ranges, shall be as follows:
 - (1) PDH-1 through PDH-4: 400 square feet of commercial/dwelling unit.

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- (2) PDH-5 through PDH-20: 300 square feet of commercial/dwelling unit.
- (3) PDH-30 and PDH-40: 200 square feet of commercial/dwelling unit.

However, the Board may allow an increase in the commercial land area if there is a single commercial area proposed to serve two or more contiguous PDH Districts which are planned and designed as a single planned development and which are zoned concurrently. The Board may approve such an increase with the concurrent approval of a conceptual and final development plan which shows the layout, uses and intensity of the commercial land area. In such instance, the land area devoted to commercial use may be based on the total number of dwelling units in the PDH Districts, provided, however, that the resultant commercial land area shall not exceed twice that which would have been permitted otherwise for the individual PDH District in which the commercial land area is located.

In no instance, however, shall office uses occupy more than ten (10) percent of the total gross floor area.

- 7. Service stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions:
 - A. Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related.
 - B. There shall be no vehicle or tool rental and no outdoor storage or display of goods offered for sale, except for the outdoor storage and display of goods permitted at a service station or service station/mini-mart. In addition, there shall be no separate freestanding sign associated with the use except as required by Chapter 10 of The Code, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours and there shall be no more than two (2) such vehicles on site at any one time.
- 8. Signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.
- 9. Kennels and veterinary hospitals shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
- 10. Zoological parks shall be subject to the following:
 - A. All such uses shall be subject to and operated in compliance with all applicable Federal, State and County regulations.

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- B. The Director of the Department of Animal Control shall review the operation of the zoological park on a quarterly basis and shall have the right to conduct unannounced inspections of the facility during daylight hours.
 - C. The keeping of all animals including wild or exotic animals as defined in Chapter 41.1 of The Code may be permitted with the approval of the Director of the Department of Animal Control, upon a determination that the animal does not pose a risk to public health, safety and welfare and that there will be adequate feed and water, adequate shelter, adequate space in the primary enclosure for the particular type of animal depending upon its age, size and weight and adequate veterinary care.
11. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

6-107 Lot Size Requirements

- 1. Minimum district size: Land shall be classified in the PDH District only on a parcel of two (2) acres or larger and only when the purpose and intent and all of the standards and requirements of the PDH District can be satisfied.
- 2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
- 3. Minimum lot width: No requirement for each use or building.

6-108 Bulk Regulations

The maximum building height, minimum yard requirements and maximum floor area ratio shall be controlled by the standards set forth in Part 1 of Article 16.

6-109 Maximum Density

- 1. For purposes of computing density, the PDH District is divided into subdistricts in which the residential density is limited as set forth below, except that the maximum density limitations may be increased in accordance with the requirements for affordable dwelling units set forth in Part 8 of Article 2 and shall be exclusive of the bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

Subdistrict	Density
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PDH-1	1 dwelling unit per acre
PDH-2	2 dwelling units per acre
PDH-3	3 dwelling units per acre
PDH-4	4 dwelling units per acre
PDH-5	5 dwelling units per acre
PDH-8	8 dwelling units per acre
PDH-12	12 dwelling units per acre
PDH-16	16 dwelling units per acre
PDH-20	20 dwelling units per acre
PDH-30	30 dwelling units per acre
PDH-40	40 dwelling units per acre

2. The Board may, in its sole discretion, increase the maximum number of dwelling units in a PDH District in accordance with and when the conceptual and the final development plans include one or more of the following; but in no event shall such increase be permitted when such features were used to meet the development criteria in the adopted comprehensive plan and in no event shall the total number of dwellings exceed 125% of the number permitted in Par. 1 above.
 - A. Design features, amenities, open space and/or recreational facilities in the planned development which in the opinion of the Board are features which achieve an exceptional and high quality development - As determined by the Board, but not to exceed 5%.
 - B. Preservation and restoration of buildings, structures, or premises which have historic or architectural significance - As determined by the Board, but not to exceed 5%.
 - C. Development of the subject property in conformance with the comprehensive plan with a less intense use or density than permitted by the current zoning district - As determined by the Board in each instance, but not to exceed 10%.

6-110 Open Space

1. The following minimum amount of open space shall be provided in each PDH subdistrict:

Subdistrict	Open Space	Affordable Dwelling Unit Development Open Space
PDH-1	25% of the gross area	Not Applicable
PDH-2	20% of the gross area	18% of the gross area
PDH-3	20% of the gross area	18% of the gross area
PDH-4	20% of the gross area	18% of the gross area
PDH-5	35% of the gross area	31% of the gross area
PDH-8	25% of the gross area	22% of the gross area
PDH-12	30% of the gross area	27% of the gross area
PDH-16	35% of the gross area	31% of the gross area
PDH-20	35% of the gross area	31% of the gross area
PDH-30	45% of the gross area	40% of the gross area
PDH-40	35% of the gross area	31% of the gross area

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2. As part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities in all PDH Districts in conjunction with approval of a final development plan. The provision of such facilities shall be subject to the provisions of Sect. 16-404, and such requirements shall be based on a minimum expenditure of \$1,900 per dwelling unit for such facilities and either:
 - A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or
 - B. The Board may approve the provision of the facilities on land which is not part of the subject PDH District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

6-111 Additional Regulations

1. Refer to Article 16 for standards and development plan requirements for all planned developments.
2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401.

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PART 2 6-200 PDC PLANNED DEVELOPMENT COMMERCIAL DISTRICT

6-201 Purpose and Intent

The PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density/intensity land uses which could produce detrimental effects on neighboring properties if not consistent with the recommendations of the adopted comprehensive plan and not strictly controlled as to location and design. The district regulations are further intended to insure high standards in the mix of uses, lay-out, design and construction of commercial developments; to include unique design elements and amenities; to encourage lot consolidation and the use of Transportation Demand Management techniques; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

6-202 Principal Uses Permitted

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 206 below.

1. Business service and supply service establishments.
2. Eating establishments.
3. Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training.
4. Exposition halls and facilities to house cultural or civic events or conventions of political, industrial, fraternal or similar associations, with a minimum gross floor area of 100,000 square feet.
5. Financial institutions.
6. Garment cleaning establishments.
7. Hotels, motels.
8. Offices.
9. Personal service establishments.
10. Public uses.
11. Repair service establishments.

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12. Retail sales establishments.
13. Theatres.

6-203 Secondary Uses Permitted

The following secondary uses shall be permitted only in a PDC District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 206 below.

1. Accessory uses, accessory service uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Automated teller machines, located within a multiple family dwelling.
4. Commercial and industrial uses of special impact (Category 5), limited to:
 - A. Amusement arcades
 - B. Automobile-oriented uses
 - C. Car washes
 - D. Commercial Recreation Restaurants, limited by the provisions of Sect. 9-506
 - E. Drive-in financial institutions
 - F. Drive-through pharmacies
 - G. Fast food restaurants
 - H. Golf courses, country clubs
 - I. Golf driving ranges
 - J. Marinas, docks and boating facilities, commercial
 - K. Mini-warehousing establishments
 - L. Quick-service food stores
 - M. Retail sales establishments-large, limited by the provisions of Sect. 9-533
 - N. Service stations
 - O. Service station/mini-marts
 - P. Vehicle light service establishments

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- Q. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518.
5. Commercial recreation uses (Group 5), limited to:
 - A. Billiard and pool halls
 - B. Bowling alleys
 - C. Commercial swimming pools, tennis courts and similar courts
 - D. Health clubs
 - E. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses
 - F. Miniature golf courses
 - G. Skating facilities
 - H. Any other similar commercial recreation use
 6. Community uses (Group 4).
 7. Craft beverage production establishments, limited by the provisions of Sect. 206 below.
 8. Dwellings.
 9. Institutional uses (Group 3).
 10. Kennels, limited by the provisions of Sect. 206 below.
 11. Light public utility uses (Category 1).
 12. New vehicle storage, limited by the provisions of Sect. 206 below.
 13. Parking, commercial off-street, as a principal use.
 14. Quasi-public uses (Category 3), limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities

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- E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
15. Transportation facilities (Category 4), limited to:
- A. Bus or railroad stations
 - B. Electrically-powered regional rail transit facilities
 - C. Heliports
 - D. Helistops
 - E. Regional non-rail transit facilities
16. Vehicle transportation service establishments.
17. Veterinary hospitals.

6-204

Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

- 1. Group 8 - Temporary Uses.
- 2. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Accessory dwelling units

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6-205 Special Exception Uses

1. Subject to the use limitations presented in Sect. 206 below, any use presented in Sect. 203 above as a Group or Category use may be permitted with the approval of a special exception when such use is not specifically designated on an approved final development plan.
2. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Fast food restaurants

6-206 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.
2. All uses shall comply with the performance standards set forth in Article 14.
3. When a use presented in Sect. 203 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 203 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 205 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9. In addition, a Group 3 home child care facility shall be subject to the plan submission requirements and additional standards set forth in Sect. 8-305.

4. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.
5. Secondary uses shall be permitted only in a PDC District which contains one or more principal uses. Unless modified by the Board in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, the gross floor area devoted to dwellings as a secondary use shall not exceed fifty (50) percent of the gross floor area of all principal uses in the development, except that the floor area for affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2 shall be excluded from this limitation. The gross floor area of all other secondary uses shall not exceed twenty-five (25) percent of the gross floor area of all principal uses in the development.

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The floor area for dwellings shall be determined in accordance with the gross floor area definition except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

6. Secondary uses shall be designed so as to maintain and protect the character of adjacent properties, and shall be conducted entirely within an enclosed building, with no outside display, except those uses which by their nature must be conducted outside a building.
7. Service stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions:
 - A. Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related.
 - B. There shall be no vehicle or tool rental and no outdoor storage or display of goods offered for sale, except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart. In addition, no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours and there shall be no more than two (2) such vehicles on site at any one time.
8. Signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.
9. Notwithstanding the provisions of Par. 5 and 6 above, independent living facilities and/or medical care facilities limited to assisted living facilities and/or nursing facilities as secondary uses need not be designed to serve primarily the needs of the residents and occupants of the planned development in which located but shall be designed so as to complement, maintain and protect the character of the planned development and the adjacent properties. The gross floor area devoted to independent living facilities and/or medical care facilities limited to assisted living facilities and/or nursing facilities as secondary uses shall not exceed fifty (50) percent of the gross floor area of all uses in the development.
10. Fast food restaurants shall be permitted only in accordance with the following:
 - A. Fast food restaurants may be permitted as a secondary use when shown on an approved final development plan, and provided such use is located in a structure containing at least one (1) other permitted principal or secondary use, in accordance with the following:
 - (1) Such fast food restaurants shall be oriented to cater primarily to occupants and/or employees in the structure in which located, or of that structure

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and adjacent structures in the same building complex which are accessible via a clearly designated pedestrian circulation system; and

- (2) Such use(s) shall comprise not more than fifteen (15) percent of the approved gross floor area of the planned development.
 - (3) No drive-through facilities shall be permitted when such fast food restaurant is located in a building with any residential uses.
- B. Fast food restaurants not permitted under the provisions of Par. A above may be permitted as a secondary use by special exception, in accordance with the following:
- (1) The structure containing the fast food restaurant shall be designed as an integral component of a building complex, and shall be reviewed for compatibility with the approved PDC development; and
 - (2) The fast food restaurant shall be safely and conveniently accessible from surrounding uses via a clearly defined pedestrian circulation system which minimizes points of conflict between vehicular and pedestrian traffic. Pedestrian ways shall be prominently identified through design features such as, but not limited to, the use of special pavement treatments for walkways and crosswalks, and/or the use of consistent and distinctive landscaping. Vehicular access to the use shall be provided via the internal circulation system of the building complex, and no separate entrance to the use shall be permitted from any thoroughfare intended to carry through traffic.
11. Kennels and veterinary hospitals shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area.
12. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
13. Vehicle transportation service establishments shall be permitted in accordance with the following:
- A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
 - B. There shall be no maintenance or refueling of vehicles on site.

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- C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.
14. New vehicle storage shall be permitted by right in accordance with the following:
- A. When located within a parking structure that is accessory to another use(s), and provided that the spaces devoted to new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use(s) to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
 - B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
 - C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
 - D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.
15. A mini-warehousing establishment shall only be permitted when specifically identified on an approved development plan or in accordance with Sect. 205 above and only in accordance with the following:
- A. Loading and unloading areas shall be located, screened and/or fully enclosed as required to minimize the potential for adverse impacts on adjacent property. All other activities associated with the use shall be conducted completely indoors in a multiple story structure.
 - B. The design of the storage structure shall be office-like in appearance and harmonious in color and design with that of the surrounding development so to minimize any adverse visual impact.
 - C. No individual storage bay door or storage items shall be visible from the outside of the storage structure.
 - D. The site shall be designed to facilitate safe and efficient on-site circulation and parking.
 - E. Signage shall be in scale and harmony with the surrounding development so not to detract from the character of the area.
 - F. There shall be no incidental parking or storage of trucks, trailers, and/or moving vans except for purposes of loading and unloading. There shall be no truck, trailer, and/or van rentals conducted from the site.
16. Off-street parking and loading facilities and private streets shall be provided in

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conformance with the provisions of Article 11, to include any possible parking reductions or alternate locations set forth in Sect. 11-102. Any such parking reduction may be approved by the Board as part of a rezoning and/or special exception when it is demonstrated by the applicant and determined by the Board that any such reduction(s) is/are in furtherance of the recommendations of the adopted comprehensive plan. It is intended that a substantial portion of the required parking should be provided in above and/or below grade parking structures.

17. Craft beverage production establishments shall be permitted only in accordance with the following:
 - A. Production shall be limited to no more than 5,000 barrels of beer, or 5,000 gallons of distilled spirits, wine, cider, or mead annually, unless modified by the Board in conjunction with the approval of a development plan.
 - B. The establishment shall include an on-site tasting room.
 - C. Parking shall be provided in accordance with the requirements for an eating establishment pursuant to Sect. 11-104 of the Zoning Ordinance.
 - D. Storage of materials used in the production process shall only be permitted within a completely enclosed structure.

6-207 Lot Size Requirements

1. Minimum district size: No land shall be classified in the PDC District unless the Board finds that the proposed development meets at least one (1) of the following conditions:
 - A. The proposed development will yield a minimum of 100,000 square feet of gross floor area.
 - B. The proposed development will be a logical extension of an existing P District, in which case it must yield a minimum of 40,000 square feet of gross floor area.
 - C. The proposed development is located within an area designated as a Community Business Center, Commercial Revitalization Area or Transit Station Area in the adopted comprehensive plan or is in a Commercial Revitalization District and a final development plan is submitted and approved concurrently with the conceptual development plan for the proposed development. The conceptual and final development plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will complement existing and planned development by incorporating high standards of urban design, to include provision for any specific urban design plans in the comprehensive plan for the area and for safe and convenient pedestrian, bicycle and vehicular movement and access.

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2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
3. Minimum lot width: No requirement for each use or building.

6-208

Bulk Regulations

1. Maximum building height: Controlled by the standards set forth in Part 1 of Article 16.
2. Minimum yard requirements: Controlled by the standards set forth in Part 1 of Article 16.
3. Maximum floor area ratio: 2.5. However, the Board may approve an increase up to 5.0 for developments located in a Commercial Revitalization District, Community Business Center Area and/or Transit Station Area only when the proposed development is implementing the site specific density/intensity and other recommendations in the adopted comprehensive plan, in furtherance of the purpose and intent of this district; except that in the McLean Commercial Revitalization District and Community Business Center the Board may approve an increase in the maximum floor area ratio to 3.0 when the proposed development is implementing the site specific density/intensity and other recommendations in the adopted comprehensive plan.

The maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate dwelling units provided in accordance with Part 8 of Article 2 and the floor area for proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

4. Notwithstanding the definition of gross floor area, any cellar space shall be counted as part of the gross floor area and shall be included in the calculation of the floor area ratio for any rezoning to the PDC District approved by the Board after June 21, 2016, except when such cellar space:
 - A. has a structural headroom of less than six (6) feet, six (6) inches and is specifically identified for mechanical equipment; or
 - B. is specifically identified for storage and/or other uses that are accessory to the principal uses in the building; or
 - C. is specifically identified as a loading space, including any associated travel way providing access to the space, as well as the loading dock utilized for the temporary loading and unloading of goods; or
 - D. is specifically identified to house an unmanned datacenter or other similar telecommunication or electronic equipment.

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Open Space

1. 15% of the gross area shall be open space.

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2. In a PDC development where dwelling units are proposed as a secondary use, as part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities for the enjoyment of the residents of the dwelling units in conjunction with approval of a final development plan. The provision of such facilities shall be subject to the provisions of Sect. 16-404, and such requirement shall be based on a minimum expenditure of \$1,900 per dwelling unit for such facilities and either:
 - A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan. In the administration of this provision, credit shall be considered where there is a plan to provide common recreational facilities for the residents of the dwelling units and the occupants of the principal uses, and/or
 - B. The Board may approve the provision of the facilities located on property which is not part of the subject PDC District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

6-210

Additional Regulations

1. Refer to Article 16 for standards and development plan requirements for all planned developments.
2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401.

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PART 3 6-300 PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT

6-301 Purpose and Intent

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and manmade environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

6-302 Permitted Uses

Subject to the use limitations set forth in Sect. 305 below and the exceptions permitted by Sections 303 and 304 below, the following and similar uses as may be approved shall be permitted only in those locations respectively designated Residential, Neighborhood Convenience Center, Village Center, Town Center and Convention/Conference Center on an

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approved development plan and PRC plan, if applicable, prepared in accordance with the provisions of Article 16.

- A. The following uses are permitted in those areas approved for Residential Uses:
- (1) Accessory uses, accessory service uses and home occupations as permitted by Article 10 to include garden plots which are not connected with, incidental to, or on the same lot with a principal use.
 - (2) Affordable dwelling unit developments.
 - (3) Automated teller machines, located within a multiple family dwelling.
 - (4) Commercial and industrial uses of special impact (Category 5), limited to:
 - (a) Baseball hitting and archery ranges, outdoor
 - (b) Golf courses, country clubs
 - (c) Golf driving ranges
 - (d) Kennels, animal shelters
 - (e) Marina, docks and boating facilities, commercial
 - (f) Veterinary hospitals, but only ancillary to kennels
 - (5) Community uses (Group 4).
 - (6) Dwellings, single family detached.
 - (7) Dwellings, single family attached.
 - (8) Dwellings, multiple family.
 - (9) Dwellings, mixture of those types set forth above.
 - (10) Institutional uses (Group 3).
 - (11) Interment uses (Group 2).
 - (12) Light public utility uses (Category 1).
 - (13) Outdoor recreation uses (Group 6), limited to:
 - (a) Camp or recreation grounds
 - (b) Riding and boarding stables

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- (c) Veterinary hospitals, but only ancillary to riding or boarding stables
 - (14) Public uses.
 - (15) Quasi-public uses (Category 3).
 - (16) Transportation facilities (Category 4).
- B. The following uses are permitted in those locations approved for a Neighborhood Convenience Center, which should be neighborhood-oriented in scope and location. A neighborhood convenience center should be oriented to both pedestrian and vehicular access.
- (1) Accessory uses, accessory service uses and home occupations as permitted by Article 10.
 - (2) Commercial and industrial uses of special impact (Category 5), limited to:
 - (a) Automobile-oriented uses
 - (b) Car washes
 - (c) Drive-in financial institutions
 - (d) Drive-through pharmacies
 - (e) Fast food restaurants
 - (f) Golf courses, country clubs
 - (g) Quick-service food stores
 - (h) Service stations
 - (i) Service station/mini-marts
 - (3) Community uses (Group 4).
 - (4) Craft beverage production establishments.
 - (5) Dwellings, as set forth in Par. A above.
 - (6) Eating establishments.
 - (7) Financial institutions.
 - (8) Garment cleaning establishments.
 - (9) Institutional uses (Group 3), limited to:

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- (a) Churches, chapels, temples, synagogues and other such places of worship
 - (b) Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - (c) Convents, monasteries, seminaries and nunneries
 - (d) Home child care facilities
- (10) Light public utility uses (Category 1).
 - (11) Offices.
 - (12) Personal service establishments.
 - (13) Public uses.
 - (14) Quasi-public uses (Category 3).
 - (15) Retail sales establishments.
 - (16) Taxi stands.
 - (17) Transportation facilities (Category 4), limited to:
 - (a) Electrically-powered regional rail transit facilities
 - (b) Regional non-rail transit facilities
- C. The following uses are permitted in those locations approved for a Village Center which should be a central location for activity of retail, community and leisure uses on a scale serving a number of neighborhoods. A village center should be easily accessible to both vehicles and pedestrians. Within such a center, the primary emphasis should be on the pedestrian circulation system. A village center should contain uses such as professional offices, a supermarket, a hardware store, specialty shops and other uses as listed below.
- (1) Accessory uses, accessory service uses and home occupations as permitted by Article 10.
 - (2) Business service and supply service establishments.
 - (3) Commercial and industrial uses of special impact (Category 5), limited to:
 - (a) Amusement arcades

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- (b) Automobile-oriented uses
 - (c) Car washes
 - (d) Drive-in financial institutions
 - (e) Drive-through pharmacies
 - (f) Fast food restaurants
 - (g) Golf courses, country clubs
 - (h) Marinas, docks and boating facilities, commercial
 - (i) Quick-service food stores
 - (j) Retail sales establishments-large, limited by the provisions of Sect. 9-533
 - (k) Service stations
 - (l) Service station/mini-marts
- (4) Commercial recreation uses (Group 5), limited to:
- (a) Billiard and pool halls
 - (b) Bowling alleys
 - (c) Commercial swimming pools, tennis courts and similar courts
 - (d) Dance halls
 - (e) Health clubs
 - (f) Miniature golf courses
 - (g) Skating facilities
 - (h) Any other similar commercial recreation use
- (5) Community uses (Group 4).
- (6) Craft beverage production establishments.
- (7) Dwellings, as set forth in Par. A above.
- (8) Eating establishments.

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- (9) Financial institutions.
 - (10) Funeral chapels.
 - (11) Garment cleaning establishments.
 - (12) Institutional uses (Group 3).
 - (13) Kennels, limited by the provisions of Sect. 305 below.
 - (14) Light public utility uses (Category 1).
 - (15) Offices.
 - (16) Personal service establishments.
 - (17) Public uses.
 - (18) Quasi-public uses (Category 3).
 - (19) Repair service establishments.
 - (20) Retail sales establishments.
 - (21) Taxi stands.
 - (22) Theatres.
 - (23) Transportation facilities (Category 4), limited to:
 - (a) Bus or railroad stations
 - (b) Electrically-powered regional rail transit facilities
 - (c) Regional non-rail transit facilities
 - (24) Vehicle light service establishments.
 - (25) Veterinary hospitals, limited by the provisions of Sect. 305 below.
- D. The following uses are permitted in those locations approved for a Town Center, which should be a central location for retail, community and leisure uses on a scale serving the planned community and the surrounding area. There should be no more than one town center in a new town, and it should contain a mixture of uses such as residential, community, office, retail, entertainment and specialty shops. The uses should be well integrated and contain unique design elements. The pedestrian and vehicular traffic within the center should be separated with major emphasis on the pedestrian circulation system.

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- (1) All uses set forth for Village Centers in Par. C above.
 - (2) Commercial recreation uses (Group 5).
 - (3) Funeral homes.
 - (4) Parking, commercial off-street, as a principal use.
 - (5) Transportation facilities (Category 4), limited to:
 - (a) Heliports
 - (b) Helistops
 - (6) Vehicle sale, rental and ancillary service establishments.
 - (7) Vehicle transportation service establishments.
- E. The following uses are permitted in those locations approved for a Convention/Conference Center, which should have the facilities to accommodate conventions or large meetings and retail or commercial establishments necessary to serve the people using such facilities and any residents of the Center.
- (1) Accessory uses, accessory service uses and home occupations as permitted by Article 10.
 - (2) Business service and supply service establishments.
 - (3) Commercial and industrial uses of special impact (Category 5), limited to:
 - (a) Automobile-oriented uses
 - (b) Car washes
 - (c) Drive-in financial institutions
 - (d) Drive-through pharmacies
 - (e) Fast food restaurants
 - (f) Quick-service food stores
 - (g) Retail sales establishments-large, limited by the provisions of Sect. 9-533
 - (h) Service stations
 - (i) Service station/mini-marts

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- (j) Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518.
- (4) Commercial recreation uses (Group 5).
- (5) Craft beverage production establishments.
- (6) Cultural and civic centers and exhibition halls.
- (7) Dwellings, multiple family.
- (8) Eating establishments.
- (9) Financial institutions.
- (10) Garment cleaning establishments.
- (11) Hotels/motels, including facilities to accommodate conventions.
- (12) Institutional uses (Group 3), limited to:
 - (a) Churches, chapels, temples, synagogues and other such places of worship
 - (b) Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - (c) Home child care facilities
- (13) Light public utility uses (Category 1).
- (14) Offices.
- (15) Personal service establishments.
- (16) Public uses.
- (17) Quasi-public uses (Category 3), limited to:
 - (a) Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - (b) Colleges, universities
 - (c) Child care centers and nursery schools
 - (d) Private clubs and public benefit associations

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- (e) Private schools of general education
- (f) Private schools of special education

- (18) Repair service establishments.
- (19) Retail sales establishments.
- (20) Theatres.
- (21) Transportation facilities (Category 4), limited to:
 - (a) Bus or railroad stations
 - (b) Electrically-powered regional rail transit facility
 - (c) Regional non-rail transit facilities
- (22) Vehicle transportation service establishments.

- F. In those areas approved for industrial use on the adopted comprehensive plan of the planned community, upon application, such areas may be reclassified to the I-I, I-1, I-2, I-3, I-4 or I-5 District. Industrial areas shall not be included in the PRC District nor be subject to the requirements thereof.

6-303 Special Permit Uses

The following uses shall be permitted uses in those areas as qualified when they are specifically designated on an approved development plan; otherwise they may be allowed in such qualified areas only as a special permit use upon approval by the BZA.

1. Uses presented in Par. A, B, C, D and E in Sect. 302 above as a Group use.
2. Commercial recreation centers - Village and town centers.
3. Open air markets - Neighborhood convenience, village, town and convention/conference centers.
4. Open refreshment stands - Neighborhood convenience, village, town and convention/conference centers.
5. Group 8 - Temporary Uses.
6. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Home professional offices

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- B. Accessory dwelling units

6-304 Special Exception Uses

The following uses shall be permitted uses in those areas as qualified when they are specifically designated on an approved development plan; otherwise they may be allowed in such qualified areas only as a special exception use upon approval of the Board.

1. All uses presented in Par. A, B, C, D and E in Sect. 302 above as a Category use.
2. Heavy public utility uses (Category 2), limited to sewage treatment and disposal facilities - Residential.
3. Hotels, motels - Village and town centers.
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Bed and breakfasts
 - B. Commercial off-street parking in Metro Station areas as a temporary use
5. Truck rental establishments – Village Center, limited by Sect. 6-305.

6-305 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.
2. Uses in a PRC District shall be permitted only in those areas as designated on the approved development plan, or in those areas as may be approved under Sections 303 and 304 above.
3. When a use presented in Sect. 302 above as a Group or Category use is being considered for approval on a development plan, the standards set forth in Articles 8 and 9 shall be used as a guide.

When a use presented in Sect. 302 above as a Group or Category use is being considered for approval as a special permit or special exception use, pursuant to Sections 303 and 304 above, the use shall be subject to the provisions of Article 8 or Article 9, respectively. Provided that such use is in substantial conformance with the approved development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved development plan, no development plan amendment shall be required.

In either of the above, all Group 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9.
4. All uses permitted pursuant to an approved development plan shall be in substantial conformance with the approved development plan as provided in Sect. 16-202.
5. All uses shall comply with the performance standards set forth in Article 14.

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6. In areas approved for low density residential uses, no multiple family dwellings shall be allowed, except if such dwellings are provided pursuant to Part 8 of Article 2 and are specifically shown on the approved development plan.
7. Where commercial and residential uses are located in the same building, there shall be separate exterior entrances for the two uses.
8. In all commercial centers, all business, service, storage and display of goods shall be conducted within a completely enclosed building, except those particular uses, which by their nature must be conducted outside a building, and the storing of rental trucks approved for a truck rental establishment.
9. Off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.
10. Signs shall be permitted in accordance with the provisions of Article 12, and where there is an interpretation needed on the appropriate provisions that are applicable in a neighborhood convenience center, village center, town center or convention/conference center, such shall be made by the Zoning Administrator.
11. Kennels and veterinary hospitals in village and town centers shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
12. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
13. Vehicle transportation service establishments shall be permitted in accordance with the following:
 - A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
 - B. There shall be no maintenance or refueling of vehicles on site.
 - C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.
14. Truck rental establishments approved in accordance with Sect. 304 above shall be subject to the provisions of Sect. 9-525.

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15. Craft beverage production establishments shall be permitted only in accordance with the following:
 - A. Production shall be limited to no more than 5,000 barrels of beer, or 5,000 gallons of distilled spirits, wine, cider, or mead annually, unless modified by the Board in conjunction with the approval of a development plan.
 - B. The establishment shall include an on-site tasting room.
 - C. Parking shall be provided in accordance with the requirements for an eating establishment pursuant to Sect. 11-104 of the Zoning Ordinance.
 - D. Storage of materials used in the production process shall only be permitted within a completely enclosed structure.

6-306 Lot Size Requirements

1. Minimum district size: 750 acres.
2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
3. Minimum lot width: No requirement for each use or building.

6-307 Bulk Regulations

1. Maximum building height: No Regulation
2. Minimum yard requirements:
 - A. The location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or prospective development of the neighborhood.
 - B. No single family detached dwelling shall be erected closer than sixteen (16) feet to any other single family dwelling unless a lesser distance is specifically identified on an approved development plan.
 - C. No single family detached or attached dwelling or accessory structure shall be erected closer than fifteen (15) feet to any public street right-of-way line unless shown on an approved PRC plan.
3. Maximum floor area ratio: No Regulation
4. Maximum percentage of lot coverage: No Regulation

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6-308 Maximum Density

1. The overall density for a PRC District shall not exceed thirteen (13) persons per acre of gross residential and associated commercial areas.
2. In computing density, a factor of 3.0 persons shall be used per single family detached dwelling; 2.7 persons per single family attached dwelling; and 2.1 persons per multiple family dwelling.
3. Residential densities in a PRC District shall be designated low, medium and high on the approved development plan.
 - A. Low: The overall density within the entire area of a PRC District that is designated for low density shall not exceed 3.8 persons per acre of gross residential area. Further, the density in any one low density area shall not exceed five (5) dwelling units per acre.
 - B. Medium: The overall density within the entire area of a PRC District that is designated for medium density shall not exceed 14 persons per acre of gross residential area. Further, the density in any one medium density area shall not exceed twenty (20) dwelling units per acre.
 - C. High: The overall density within the entire area of a PRC District that is designated for high density shall not exceed 60 persons per acre of gross residential area. Further, the density in any one high density area shall not exceed fifty (50) dwelling units per acre.

For the purposes of this district, density area shall mean a development unit within an area designated on the approved development plan for low, medium or high density.

4. In computing average density on any development plan, subsequent PRC plan or final plat of a part of a PRC District, any excess in land area over that required to support an average density of thirteen (13) persons per acre in any final plat previously recorded may be included. As each plan and subsequent final plat is submitted, the overall density of all areas shown on recorded final plats within the PRC District shall be recomputed so that the average density within the recorded plats of sections of the PRC District shall never at any time in the history of the development exceed a density of thirteen (13) persons.
5. The provisions of Paragraphs 1, 3 and 4 above shall not apply to affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2 or to proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

6-309 Open Space

All common open space lands shall be controlled by the provisions of Part 7 of Article 2.

6-310 Additional Regulations

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1. Refer to Article 16 for the standards for all planned developments and development plan and PRC plan requirements.
2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401.

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PART 4 6-400 PRM PLANNED RESIDENTIAL MIXED USE DISTRICT

6-401 Purpose and Intent

The PRM District is established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; for mixed use development consisting primarily of multiple family residential development, generally with a density of at least twenty (20) dwelling units per acre, with secondary office and/or other commercial uses. PRM Districts should be located in those limited areas where such high density residential or residential mixed use development is in accordance with the adopted comprehensive plan such as within areas delineated as Transit Station Areas, Community Business Centers, Commercial Revitalization Areas and Urban and Suburban Centers as well as developments located in Commercial Revitalization Districts. The PRM District regulations are designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, to encourage the use of Transportation Demand Management techniques, and to otherwise implement the stated purpose and intent of this Ordinance and the recommendations of the comprehensive plan.

To these ends, rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with the provisions of Article 16.

6-402 Principal Uses Permitted

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 406 below.

1. Dwellings, multiple family.
2. Public uses.

6-403 Secondary Uses Permitted

The following secondary uses shall be permitted only in a PRM District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 406 below.

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Automated teller machines.
4. Business service and supply service establishments.
5. Commercial and industrial uses of special impact (Category 5), limited to:

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- A. Commercial recreation restaurants, limited by the provisions of Sect. 9-506
 - B. Fast food restaurants
 - C. Quick-service food stores
 - D. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518
6. Commercial recreation uses (Group 5), limited to:
- A. Billiard and pool halls
 - B. Commercial swimming pools, tennis courts and similar courts
 - C. Health clubs
 - D. Indoor archery ranges, fencing and other similar indoor recreational uses
 - E. Skating facilities
 - F. Any other similar commercial recreation use
7. Craft beverage production establishments, limited by the provisions of Sect. 406 below.
8. Dwellings, single family attached.
9. Eating establishments.
10. Financial institutions.
11. Garment cleaning establishments.
12. Hotels, motels.
13. Institutional uses (Group 3), limited to:
- A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education
 - C. Home child care facilities
14. Kennels, limited by the provisions of Sect. 406 below.

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15. Light public utility uses (Category 1).
16. Offices.
17. Parking, commercial off-street, as a principal use.
18. Personal service establishments.
19. Quasi-public uses (Category 3), limited to:
 - A. Child care centers and nursery schools
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education
 - C. Colleges, universities
 - D. Congregate living facilities
 - E. Cultural centers, museums and similar facilities
 - F. Independent living facilities
 - G. Medical care facilities
 - H. Private clubs and public benefit associations
 - I. Private schools of general education
 - J. Private schools of special education
20. Repair service establishments.
21. Retail sales establishments.
22. Theatres.
23. Transportation facilities (Category 4), limited to:
 - A. Bus or railroad stations
 - B. Electrically-powered regional rail transit facilities
 - C. Regional non-rail transit facilities
24. Vehicle transportation service establishments.
25. Veterinary hospitals, limited by the provisions of Sect. 406 below.

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6-404 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 8 - Temporary Uses.

6-405 Special Exception Uses

1. Subject to the use limitations presented in Sect. 406 below, any use presented in Sect. 403 above as a Group or Category use may be permitted with the approval of a special exception when such use is not specifically designated on an approved final development plan.
2. Category 3 – Quasi-Public Uses, limited to:
 - A. Sports arenas, stadiums
3. Category 4 – Transportation Facilities, limited to:
 - A. Heliports
 - B. Helistops

6-406 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.
2. It is encouraged that the final development plan be submitted and approved concurrently with the conceptual development plan for all or a portion of the proposed development. The conceptual and final development plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will integrate with the adjacent communities and complement existing and planned development by incorporating high standards of urban design. The conceptual and final development plan shall also be in general accordance with any specific urban design concept and streetscape plans for the area including the provision of convenient and accessible pedestrian walkways and connections, all as set forth in the adopted comprehensive plan.
3. The principal residential use shall be multiple family dwelling units. Single family attached dwellings may be allowed at the periphery of the development to provide a transition from the high density development to adjacent lower density development.
4. All uses shall be designed to be harmonious with and not adversely affect the use or development of neighboring properties.

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5. When a use presented in Sect. 403 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 403 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 405 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9. In addition, a Group 3 home child care facility shall be subject to the plan submission requirements and additional standards set forth in Sect. 8-305.

6. Secondary uses may be permitted only in a PRM District where at least fifty (50) percent of the total gross floor area in the development is devoted to multiple family dwellings.

The floor area for dwellings shall be determined in accordance with the gross floor area definition, except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

7. Drive-through facilities shall not be permitted.

8. Vehicle transportation service establishments shall be permitted in accordance with the following:

- A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
- B. There shall be no maintenance or refueling of vehicles on site.
- C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.

9. Off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11, to include any possible parking reductions or alternate locations as may be permitted in Sect. 11-102. Any such parking reduction may be approved by the Board as part of a rezoning and/or special exception when it is demonstrated by the applicant and determined by the Board that any such reduction(s) meets all the applicable requirements of Sect. 11-102 and is/are in furtherance of the recommendations of the adopted comprehensive plan. It is intended that a substantial portion of the required parking should be provided in above and/or below grade parking structures.

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10. Signs shall be permitted in accordance with the provisions of Article 12.
11. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.
12. All uses shall comply with the performance standards set forth in Article 14.
13. Kennels and veterinary hospitals shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area.
14. Craft beverage production establishments shall be permitted only in accordance with the following:
 - A. Production shall be limited to no more than 5,000 barrels of beer, or 5,000 gallons of distilled spirits, wine, cider, or mead annually, unless modified by the Board in conjunction with the approval of a development plan.
 - B. The establishment shall include an on-site tasting room.
 - C. Parking shall be provided in accordance with the requirements for an eating establishment pursuant to Sect. 11-104 of the Zoning Ordinance.
 - D. Storage of materials used in the production process shall only be permitted within a completely enclosed structure.

6-407 Lot Size Requirements

1. Minimum district size: Two (2) acres, provided the proposed development is in accordance with the adopted comprehensive plan and the purpose and intent and all of the standards and requirements of the PRM District.
2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a rezoning application or by the Planning Commission in conjunction with the approval of a subsequent final development plan amendment.
3. Minimum lot width: No requirement for each use or building.

6-408 Bulk Regulations

1. Maximum building height and minimum yard requirements shall be controlled by the standards set forth in Part 1 of Article 16.

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2. Maximum floor area ratio: 3.0. However, except in the McLean Commercial Revitalization District and Community Business Center, the Board may approve an increase up to 5.0 for developments located in a Commercial Revitalization District, Community Business Center Area and/or Transit Station Area only when the proposed development is implementing the site specific density/intensity and other recommendations in the adopted comprehensive plan, in furtherance of the purpose and intent of this district.

The maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate units provided in accordance with Part 8 of Article 2 and the floor area for proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

3. Notwithstanding the definition of gross floor area, any cellar space shall be counted as part of the gross floor area and shall be included in the calculation of the floor area ratio for any rezoning to the PRM District approved by the Board after June 21, 2016, except when such cellar space:
 - A. has a structural headroom of less than six (6) feet, six (6) inches and is specifically identified for mechanical equipment; or
 - B. is specifically identified for storage and/or other uses that are accessory to the principal uses in the building; or
 - C. is specifically identified as a loading space, including any associated travel way providing access to the space, as well as the loading dock utilized for the temporary loading and unloading of goods; or
 - D. is specifically identified to house an unmanned datacenter or other similar telecommunication or electronic equipment

6-409 Open Space

1. Not less than 20% of the gross area shall be landscaped open space, unless modified by the Board in accordance with the provisions of Sect. 9-612. Not more than one-half (1/2) of the minimum required landscaped open space shall be permitted above the street level, unless otherwise modified by the Board upon specific request.
2. In addition to Par. 1 above, there shall be a requirement to provide recreational facilities in conjunction with approval of a final development plan. The provision of such facilities shall be subject to the provisions of Sect. 16-404, however, recreational facilities, such as swimming pools, exercise rooms, or health clubs, which are located on rooftops, deck areas and/or areas within a building, may be used to fulfill this requirement. The requirement for providing recreational facilities shall be based on a minimum expenditure of \$1,900 per dwelling unit for such facilities and either:
 - A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or

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- B. The Board may approve the provision of the facilities on land which is not part of the subject PRM District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

6-410 Additional Regulations

1. Refer to Article 16 for standards and development plan requirements for all planned developments.
2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.

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PART 5 6-500 PTC PLANNED TYSONS CORNER URBAN DISTRICT

6-501 Purpose and Intent

The PTC District is established for the Tysons Corner Urban Center as defined in the adopted comprehensive plan to implement the mix of uses, densities and intensities under the redevelopment option set forth in the adopted comprehensive plan. The PTC District regulations are designed to provide the necessary flexibility to transform the designated Tysons Corner Urban Center area from a suburban office park and activity center into an urban, mixed-use, transit, bicycle and pedestrian oriented community to promote high standards in urban design, layout and construction and to otherwise implement the stated purpose and intent of this Ordinance. To create mixed-use downtowns near mass transit, higher development intensities are to occur within approximately one half (1/2) mile of the four Metrorail Station entrances, identified as Transit Oriented Development (TOD) Districts in the adopted comprehensive plan. The remaining areas, the Non-Transit Oriented Development (Non-TOD) Districts, are to be developed into lively urban neighborhoods that include an appropriate mix of uses, densities and intensities that are compatible to adjacent communities. In both TOD and Non-TOD Districts, development should be designed in an integrated manner that will enhance the urban character. Smaller, freestanding structures are generally discouraged and shall only be considered when such use is designed in an urban form that creates or enhances an appropriate street edge and implements the stated purpose and intent of the district.

To be granted this zoning district, the applicant shall demonstrate the development furthers the vision of the Tysons Corner Urban Center, as identified in the adopted comprehensive plan, by meeting, at a minimum, the following objectives.

1. Contribute to a tiered intensity of development having the highest intensities located closest to the transit stations and provide the mix of residential, office and commercial uses necessary to achieve a vibrant, urban environment.
2. Contribute to the network of open space and urban parks, to include stream valley parks, pocket parks, common greens, civic plazas and athletic fields for the workers and residents of Tysons.
3. Promote environmental stewardship by implementing green building design; efficient, renewable and sustainable energy practices; incorporating low impact development strategies, such as innovative stormwater management and green roofs; and achieving the tree canopy goals for Tysons.
4. Further the implementation of the urban grid of streets and the described street hierarchy for Tysons.
5. Reduce the amount of single occupant vehicle trips by limiting the amount of provided parking, encouraging shared parking arrangements among uses, permitting the inclusion of managed tandem parking spaces, and implementing various Transportation Demand Management strategies, such as transit subsidies, carpool and vanpool services, employee shuttles, car-sharing programs and bicycle accommodations.

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6. Contribute to the necessary public facilities to support the projected job and population growth, including schools, fire and police services, a library, public utilities, and an arts center.
7. Contribute to the specified streetscape and apply the urban design guidelines specified for build-to lines, building articulation, fenestration, ground floor transparency and parking design to create an integrated urban, pedestrian-friendly environment.
8. Contribute to implementing the workforce and affordable housing policies for Tysons to provide housing to various income levels.

To these ends, a development proposal within the Tysons Corner Urban Center that utilizes the redevelopment option as set forth in the adopted comprehensive plan shall only be considered by the Board in conjunction with a rezoning application to this district. Such rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with this Part and the provisions of Article 16.

6-502 Permitted Uses

The following uses shall be permitted subject to the approval of a final development plan prepared in accordance and the provisions of Article 16, and subject to the use limitations set forth in Sect. 505 below.

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Automated teller machines.
4. Business service and supply service establishments.
5. Commercial and industrial uses of special impact (Category 5), limited to:
 - A. Amusement arcades
 - B. Car washes
 - C. Drive-in financial institutions
 - D. Drive-through pharmacies
 - E. Fast food restaurants
 - F. Funeral chapels
 - G. Industrial/flex
 - H. Pawnshops

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- I. Mini-warehousing establishments
 - J. Quick-service food stores
 - K. Retail sales establishments-large, when located in a multiple story structure designed to contain at least one or more other permitted uses
 - L. Service stations
 - M. Service station/mini-marts
 - N. Vehicle light service establishments
 - O. Vehicle sale, rental and ancillary service establishments
6. Commercial recreation uses (Group 5), limited to:
- A. Billiard and pool halls
 - B. Bowling alleys
 - C. Commercial swimming pools, tennis courts and similar courts
 - D. Dance halls
 - E. Health clubs
 - F. Indoor archery ranges, fencing and other similar indoor recreational uses
 - G. Miniature golf course
 - H. Skating facilities
 - I. Any other similar commercial recreation use
7. Community uses (Group 4).
8. Contractor's offices and shops.
9. Craft beverage production establishments.
10. Dwellings, including multiple family, single family attached and detached.
11. Eating establishments.

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12. Establishments for printing, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products and associated retail sales; however, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501 shall not be permitted.
13. Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training.
14. Exposition halls and facilities to house cultural or civic events or conventions of political, industrial, fraternal or similar associations.
15. Financial institutions.
16. Garment cleaning establishments.
17. Hotels, motels.
18. Institutional uses (Group 3).
19. Kennels (indoors).
20. Light public utility uses (Category 1).
21. New vehicle storage.
22. Offices.
23. Parking, commercial off-street, as a principal use.
24. Personal service establishments.
25. Public uses.
26. Quasi-public uses (Category 3), limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization

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- F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls providing off-campus residence for more than four (4) unrelated persons who are students, faculty members, or otherwise affiliated with an institution of higher learning
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
- 27. Repair service establishments.
 - 28. Retail sales establishments.
 - 29. Theatres.
 - 30. Transportation facilities (Category 4), limited to:
 - A. Bus or railroad stations
 - B. Electrically-powered regional rail transit facilities
 - C. Regional non-rail transit facilities
 - 31. Vehicle transportation service establishments.
 - 32. Veterinary hospitals.
 - 33. Legally established uses existing at the time of rezoning to the PTC District, limited by the provisions of Sect. 505 below.

6-503 Special Permit Uses

- 1. For specific Group uses, regulations and standards, refer to Article 8.
- 2. Group 8 – Temporary Uses
- 3. Group 9 – Uses Requiring Special Regulation, limited to:

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- A. Home professional offices
- B. Accessory dwelling units

6-504 Special Exception Uses

1. Subject to the use limitations presented in Sect. 505 below, any use presented in Sect. 502 above as a Group or Category use may be permitted with the approval of a special exception when such use is not specifically designated on an approved final development plan.
2. The following uses shall only be permitted with the approval of a special exception:
 - A. Category 3 – Quasi-Public Uses, limited to:
 - (1) Sports arenas, stadiums
 - B. Category 4 – Transportation Facilities, limited to:
 - (1) Heliports
 - (2) Helistops
 - C. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors' Approval, limited to:
 - (1) Increase in parking in the PTC District
 - (2) Increase in FAR in the PTC District

6-505 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16 and the objectives set forth in Sect. 501 above.
2. It is encouraged that the final development plan be submitted and approved concurrently with the conceptual development plan for all or a portion of the proposed development. The proposed development shall provide integrated site and building designs primarily incorporating a mix of uses within multiple story structures that will complement existing and planned development by incorporating high standards of urban design; shall be in accordance with any specific urban design concept and streetscape plans for the area including the provision of convenient and accessible pedestrian walkways and connections, all as set forth in the adopted comprehensive plan. To ensure consistency with the urban design guidelines for the Tysons Corner Urban Center, detailed streetscape, landscaping and building design plans, to include the location and height of rooftop features and amenities and the designation of the build-to lines, a phasing plan, if applicable, and a parking plan shall all accompany an application for a rezoning to the PTC District pursuant to Part 5 of Article 16.

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3. All uses shall be designed to be harmonious with and not adversely affect the use or development of neighboring properties.
4. When a use presented in Sect. 502 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 502 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 504 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable, and the use limitations set forth in this Section. In the event a special exception or special permit standard conflicts with a use limitation of this Section, the use limitation of this Section shall apply. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.

In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9. In addition, a Group 3 home child care facility shall be subject to the plan submission requirements and additional standards set forth in Sect. 8-305.

5. Notwithstanding the definition of gross floor area, any cellar space shall be counted as part of the gross floor area and shall be included in the calculation of the floor area ratio, except that space used for mechanical equipment with structural headroom of less than six (6) feet, six (6) inches; and that area that is specifically identified and used for storage and/or for accessory uses and/or is specifically identified as a loading space, including any associated travel way providing access to the space, as well as the loading dock utilized for the temporary loading and unloading of goods; and that area specifically identified and used for primarily an unmanned datacenter or other similar mechanical, telecommunication or electronic equipment.
6. The floor area for dwellings shall be determined in accordance with the gross floor area definition, as modified above; however, the following features associated with dwellings shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways that may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.
7. All uses shall be conducted entirely within an enclosed building with no outside storage, except those uses that by their nature must be conducted outside a building. Outdoor display and outdoor seating associated with a permitted use may be permitted when such areas are designated on an approved final development plan.

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8. It is intended that all uses and structures shall be designed in an integrated manner. Small-scale structures containing one or more uses shall only be permitted when the applicant has demonstrated that such development meets the urban design guidelines set forth in the adopted comprehensive plan. However, as part of a long-term phased development proposal and to assist in maintaining the economic viability of the Tysons Corner Urban Center, when proposed as an interim use, uses and/or structures that legally exist at the time of the rezoning to the PTC District may be continued, including any drive-through facility. New uses and/or structures as interim uses may also be permitted, even though such interim structures do not fully satisfy the urban design guidelines. All interim uses shall be specifically identified on an approved conceptual development plan, subject to the following:
 - A. The interim use and/or structure, the intended duration of the interim use/structure, and how the interim use/structure fits into the phasing plan shall be identified in the phasing plan. The applicant shall demonstrate that the interim use and/or structure will not adversely impact the ability to achieve the objectives set forth in Sect. 501 above.
 - B. For existing uses and structures, to the extent feasible, design elements set forth in the urban design guidelines of the adopted comprehensive plan, such as enhanced streetscape and improvements to pedestrian and vehicular access should be provided. New uses and/or structures, to the extent feasible, shall be designed in accordance with the urban design guidelines including streetscape, build-to lines and building articulation.
 - C. All off-street parking, loading and stacking spaces for existing uses, shall be included as part of the parking plan pursuant to Sect. 509 below. Notwithstanding the provisions of Sect. 509, existing surface parking may be retained, provided such parking is redesigned, to the extent feasible, to minimize pedestrian conflicts by limiting the number of curb cuts; to provide clearly identified pedestrian access through the parking lot; and to provide appropriate interior and perimeter landscaping and screening to minimize the potential adverse impacts on adjacent property. Additionally, new interim surface parking may be provided when the above-noted standards are satisfied and when such surface parking is designed to orient parking, loading and drive aisles to the rear and side of the structure.
 - D. In addition, the Board may impose such conditions and restrictions as it deems necessary to assure that the interim use and/or structure will be compatible with and will not adversely impact the ability to achieve the goals and objectives set forth in the adopted comprehensive plan.
9. Service stations, service station/mini-marts and vehicle light service establishments may be permitted when specifically identified on an approved final development plan and in accordance with the following:
 - A. All vehicle repair and service shall occur within a completely enclosed structure; and

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- B. There shall be no vehicle or tool rental and no outdoor storage or display of goods offered for sale. In addition, no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours and there shall be no more than two (2) such vehicles on site at any one time.
10. Car washes, drive-in financial institutions, drive-through pharmacies or any other use with a drive-through facility may only be permitted when specifically identified on an approved final development plan and such use including any drive-through facility and stacking spaces is located within a multiple story building or parking structure.
 11. Drive-through facilities other than those permitted under Paragraphs 8 and 10 above shall not be permitted.
 12. Kennels and veterinary hospitals shall be located within a completely enclosed building that is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
 13. Vehicle transportation service establishments may be permitted in accordance with the following:
 - A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
 - B. There shall be no maintenance or refueling of vehicles on site.
 - C. The use shall be subject to the transitional screening and barrier requirements as provided in Sect. 510 below.
 14. Vehicle sale, rental and ancillary service establishments shall only be permitted when specifically identified on an approved final development plan and provided there shall be no outside display of vehicles. All vehicle storage shall occur within a parking garage or enclosed building, and any ancillary service establishment use shall occur within a completely enclosed structure.
 15. New vehicle storage shall only be permitted when located within a parking structure as a temporary use and in accordance with the following:
 - A. The owner shall demonstrate to the Zoning Administrator that existing parking spaces are available for new vehicle storage due to phasing of the development or tenant vacancies within the building. The Zoning Administrator shall review and determine if such use is in substantial conformance with the approved final development plan as provided for in Sect. 16-403 and the approved parking plan as provided in accordance with Sect. 509 below.
 - B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.

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- C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
16. A mini-warehousing establishment shall only be permitted when specifically identified on an approved final development plan and in accordance with the following:
- A. Loading and unloading areas shall be fully enclosed to minimize the potential for adverse impacts within the development or on adjacent property. All other activities associated with the use shall be conducted completely indoors in a multiple story structure.
 - B. The design of the storage structure shall be office-like in appearance and harmonious in color and design with that of the surrounding development so to minimize any adverse visual impact.
 - C. No individual storage bay doors, storage items, or lighted hallways located along the lengths of the building facades shall be visible from the outside of the storage structure.
 - D. The site shall be designed to facilitate safe and efficient on-site circulation and parking.
 - E. There shall be no incidental parking or storage of trucks, trailers, and/or moving vans except for purposes of loading and unloading. There shall be no truck, trailer, and/or van rentals conducted from the site.
 - F. All signage shall be in scale and harmony with the surrounding development so as not to detract from the urban character of the area.
17. Contractor's offices and shops and all associated operations and activities, including storage of materials and company vehicles shall only be permitted when contained within a building or parking structure.
18. Signs shall be permitted in accordance with the provisions of Article 12 and it is encouraged that the comprehensive sign plan option be utilized; however, in all instances, signs shall be harmonious in color and design throughout the development and shall not detract from the urban character.
19. All uses shall comply with the performance standards set forth in Article 14.
20. Craft beverage production establishments shall be permitted only in accordance with the following:
- A. Production shall be limited to no more than 5,000 barrels of beer, or 5,000 gallons of distilled spirits, wine, cider, or mead annually, unless modified by the Board in conjunction with the approval of a development plan.
 - B. The establishment shall include an on-site tasting room.

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- C. Parking shall be provided in accordance with the requirements for an eating establishment pursuant to Sect. 11-104 of the Zoning Ordinance.
- D. Storage of materials used in the production process shall only be permitted within a completely enclosed structure.

6-506 Lot Size Requirements

- 1. Minimum District Size: Ten (10) acres, which may be waived by the Board if the development proposal is in conformance with the adopted comprehensive plan.
- 2. Minimum lot area: No requirement for each use or building.
- 3. Minimum lot width: No requirement for each use or building.

6-507 Bulk Regulations

- 1. Maximum building height and minimum yard requirements shall be controlled by the standards set forth in Part 1 of Article 16.
- 2. Maximum floor area ratio (FAR):
 - A. Within the TOD District up to one-fourth (1/4) mile from a Metrorail Station entrance:
 - (1) For office uses: 2.5 FAR, exclusive of any bonus intensity obtained for proffered public facilities and/or public infrastructure, as set forth in the adopted comprehensive plan; however, an increase in FAR may be permitted by the Board in accordance with the provisions of Sect. 9-629.
 - (2) For residential and all other uses except office: No maximum FAR when the proposed development is implementing the site-specific development guidelines and recommendations of the comprehensive plan, including design, mix of uses and scale of the proposed development, and only when the appropriate measures are proposed and/or in place to adequately mitigate the anticipated transportation impacts of the proposed development.
 - B. Within the TOD District beyond one-fourth (1/4) mile from a Metrorail Station entrance and the Non-TOD District: 2.5 FAR, or as further qualified in the adopted comprehensive plan, exclusive of the floor area for affordable and bonus market rate units provided in accordance with Part 8 of Article 2; the floor area for proffered bonus market rate units and/or bonus floor area, either of which is associated with the provision of workforce dwelling units as applicable; and, any bonus density or intensity obtained for proffered public facilities and/or public infrastructure, all as set forth in the adopted comprehensive plan. However; for those properties within the TOD District beyond the one-fourth (1/4) mile and proposed for residential mixed use development as defined in the adopted comprehensive plan, the FARs set forth in Par. A above may be applied provided

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that the applicant demonstrates to the Board's satisfaction that there is acceptable pedestrian access to the Metrorail Station; that the proposed FAR can not be achieved with the inclusion of bonuses for affordable housing or public facilities; and that the property is adjacent to or redeveloping in coordination with property that is located within one-fourth (1/4) mile from a Metrorail Station entrance.

6-508 Open Space

1. The amount of open space, provided on-site or off-site including publicly accessible parks, and other open space elements such as courtyards, plazas, trails, outdoor recreational facilities, landscaped rooftops, courtyards on structures, green roofs, or any rooftop recreational facilities, shall be determined by the Board in accordance with the adopted comprehensive plan recommendations for streetscape and urban park standards. Not more than one-half of the publicly accessible open space shall be accommodated above the street level, unless otherwise modified by the Board for the purposes of accommodating active recreation facilities.
2. In addition to Par. 1 above, there shall be a requirement to provide recreational facilities in conjunction with approval of a final development plan. The provision of such facilities shall be subject to the provisions of Sect. 16-404, however, recreational facilities, such as swimming pools, exercise rooms, or health clubs, which are located on rooftops, deck areas and/or areas within a building, may be used to fulfill this requirement. The requirement for providing recreational facilities shall be based on a minimum expenditure of \$1,900 per dwelling unit for such facilities and either:
 - A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan; and/or
 - B. The Board may approve the provision of the facilities on land which is not part of the subject PTC District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

6-509 Off-Street Parking and Loading

1. Notwithstanding the provisions of Article 11, the number of off-street parking and loading spaces provided for the development in the PTC District shall be established with the approval of a parking plan, which plan shall accompany an application for rezoning to the PTC District. At a minimum, the parking plan shall identify the appropriate parking rates as set forth below; and include the number and general location of all off-street parking, loading, and stacking spaces; the general location of all ingress/egress points to all parking facilities; a statement regarding how the proposed number of loading spaces is adequate to serve the proposed uses within the development; a justification of shared parking arrangements among uses when a reduction from the minimum parking requirements, if applicable, for such uses is proposed; a description of any planned valet parking, tandem parking, and/or shuttle arrangements that will be implemented for the proposed use(s) and how such spaces or shuttles will be managed; and a statement regarding how the proposed number of parking spaces addresses the goals of the Tysons Corner Urban Center,

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particularly with regard to achievement of the TDM goals set forth in the adopted comprehensive plan. Where parking is to be provided in phases in accordance with a phased development proposal, the parking plan shall provide the information set forth above for each proposed phase. In addition, a parking plan shall be developed in accordance with the following provided, however, the Board may reduce the minimum off-street parking requirements when it is demonstrated by the applicant and determined by the Board that such reduction is in furtherance of the goals of the Tysons Corner Urban Center:

- A. The amount of off-street parking for single family attached, multiple family, hotel/motel and office uses shall be based on the minimum (min.) and maximum (max.) spaces per unit or spaces per thousand (1000) square feet (sq. ft.) of gross floor area (gfa) as follows:

Min. and Max. Off-Street Parking Spaces per Unit or Spaces per 1000 sq. ft. of GFA

	Per Unit or 1000 square feet of gfa	< 1/8 mile to Metro Station Entrance* (TOD District)		1/8 - 1/4 mile to Metro Station Entrance* (TOD District)		>1/4 - 1/2 mile to Metro Station Entrance* (TOD District)		Non-TOD Districts	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Single Family Attached	Space(s) per unit	1.75	2.2	1.75	2.2	2.0	2.5	2.0	2.7
Multiple Family:									
0-1 bedroom		1.0	1.3	1.0	1.3	1.1	1.4	1.1	1.4
2 bedroom		1.0	1.6	1.0	1.6	1.35	1.7	1.35	1.7
3+ bedroom		1.0	1.9	1.0	1.9	1.6	2.0	1.6	2.0
Hotel/Motel		none	1.0	none	1.0	none	1.05	.85	1.08
Office	Spaces per 1000 sq. ft. of gfa	none	1.6	none	2.0	none	2.2	2.0	2.4

* As set forth in the adopted comprehensive plan

- B. For uses not specifically listed above, the minimum parking space requirement set forth in Sections 11-103, 11-104, 11-105 and 11-106 shall apply as follows:
 - (1) In the TOD Districts, there shall be no minimum number of parking spaces required and the rates set forth in such Sections shall serve as the maximum number of parking spaces permitted. In a multiple story structure, the first 5,000 square feet of gross floor area located on the ground or street level for the following uses shall not be included in the calculation of required parking: retail, personal/business services, fast food restaurant, quick service food store and/or eating establishment.

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3. Refer to Article 2, General Regulations, for provisions that may qualify or supplement the regulations presented above.
4. The landscaping and screening requirements of Article 13 shall apply as follows:
 - A. Part 1, General Provisions, shall be applicable.
 - B. Part 2, Parking Lot Landscaping, shall apply except where streetscape standards are set forth in the adopted comprehensive plan.
 - C. Part 3, Transitional Screening and Barriers, shall only apply at the peripheral boundary of the Tysons Corner Urban Center, as identified in the adopted comprehensive plan.